

Ref No. NIL

Date - 16/10/2024

NON ENCUMBRANCES REPORT

Ref: All that piece or parcel of land measures 32 Decimal, forming Plot No. RS 260 corresponding to L.R. 444 & 445, Khatian No. R.S. 2/20, corresponding to L.R. 6989, 6990 & 6991, situated within Mouza – Jitu, J.L. No.- 68, Pargana - Patharghata, P.S. - Matigara, District – Darjeeling. The said land is situated within the Limits of Ramkrishna Jote Area, Matigara Panchayat Samity, Holding No. – 493/N.

A) PRESENT OWNER OF THE PROPERTY:-

(1) SRI SHASHI KANTA SINGHA, PAN - BDLPS2007L,

(2) SRI TARANI KANTA SINGHA @ TARANI SINGHA, PAN :- IMKPS7621M,

(3) SRI JASHOLAL SINGHA, PAN : GHLPS2281B,

All are S/o. Late Tulai Singha, residing at Ramkrishna Jote, P.O. New Rangia, P.S. Matigara, Dist. Darjeeling, Pin No. - 734013,

I have done online searching from 2008 till date and inspected all relevant documents which were available for inspection in respect of the aforesaid property.

B) REPORT OF DEVOLUTION:-

Flow of title :

The subject matter of Land presently belongs to (1) SRI SHASHI KANTA SINGHA, (2) SRI TARANI KANTA SINGHA @ TARANI SINGHA, (3) SRI JASHOLAL SINGHA, all are S/o. Late Tulai Singha, bearing LR Khatian

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number 6989, 6990 & 6991, comprised in one LR Plot being number 444 & 445.

The LR Plot being number 444 & 445 comes from RS Plot number 260.

WHEREAS the schedule below property originally belongs to Tulai Singha, S/o. Late Dulal Singha and RSROR was duly recorded in his name bearing R.S. Khatian No. 2/20, Plot No. R.S. 260, Area of Land 23 Decimal, Mouza – Tari, J. L. No. 68, Pargana - Patharghata, P.S. Matigara, under atharakhai Gram Panchayet, Sub - Division Siliguri, A. D. S.R. office Bagdogra, District Darjeeling. Then Tulai Singha died leaving behind 3 Sons namely (1) Sri Shashi Kanta Singha, (2) Sri Tarani Kanta Singha & (3) Sri Jasholal Singha, all are S/o. Late Tulai Singha, LRROR was duly recorded in their name bearing no. L.R. 6989, L.R. 6990 & L.R. 6991. Then all the legal heirs of Tulai Singha make a Partition Deed and demarked their own portion Bearing no. 040307389 for the year 2023, Book- I, Vol No. 0403-2023, Page No. 145630 to 145654, by way of above mentioned Regd. Partition Deed (1) Sri Shashi Kanta Singha, (2) Sri Tarani Kanta Singha & (3) Sri Jasholal Singha, all are S/o. Late Tulai Singha, are absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the land i.e. Pargana - Patharghata, P.S. Matigara, A.D.S.R. office Bagdogra, Dist. Darjeeling. Mouza – Tari, J. L. No. 68, under Atharakhai Gram Panchayet, Sub- Division Siliguri, R.S. Khatian No. 2/20, corresponding to L.R. 6989, 6990 & 6991,

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After acquiring the land of Plot No. 444, Mouza – Tari, J. L. No. 68, District – Darjeeling, (1) Sri Shashi Kanta Singha, (2) Sri Tarani Kanta Singha & (3) Sri Jasholal Singha, all are S/o. Late Tulai Singha converted their land "RUPNI" to "BASTU" by way 3 conversion cases i.e. CN/2023/0401/4607 dated 29/12/2023, CN/2023/0401/4605 dated 29/12/2023 & CN/2023/0401/4661 dated 29/12/2023.

And Plot No – 445, Mouza – Tari, J. L. No. 68, District – Darjeeling, is classified "BASTU".

Plot No.	Classification	Ares
RS 260 corresponding to L.R. 444	BASTU	16 Decimal
RS 260 corresponding to L.R. 445	BASTU	16 Decimal

Total Area of the land – 32 Decimal

Through the above mentioned Regd. Partition Deed, (1) SRI SHASHI KANTA SINGHA, (2) SRI TARANI KANTA SINGHA @ TARANI SINGHA, (3) SRI JASHOLAL SINGHA, all are S/o. Late Tulai Singha has acquired a total measure of 32 decimal land.

After acquiring the land with absolute valid right title and interest the name of the present land owners, (1) SRI SHASHI KANTA SINGHA, (2) SRI TARANI KANTA SINGHA @ TARANI SINGHA, (3) SRI JASHOLAL SINGHA, all are S/o. Late Tulai Singha, has been duly recorded in LR Khatian Vide No. 6989, 6990 & 6991. The land was classified as 'BASTU'.

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After acquiring the land, the present land owners (1) SRI SHASHI KANTA SINGHA, (2) SRI TARANI KANTA SINGHA @ TARANI SINGHA, (3) SRI JASHOLAL SINGHA, all are S/o. Late Tulai Singha made a Building Plan vide Permit No. dated/2024 approved by Matigara Panchayat Samity and Fire Safety Certificate issued by The Divisional Fire Officer, Fire Prevention Wing, West Bengal Fire and Emergency Services, vide Memo No. , dated .

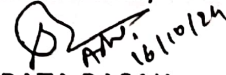
AND WHEREAS in the manner aforesaid the above named (1) SRI SHASHI KANTA SINGHA, (2) SRI TARANI KANTA SINGHA @ TARANI SINGHA, (3) SRI JASHOLAL SINGHA, all are S/o. Late Tulai Singha became the owners of total land measuring 32 Decimal, having permanent, heritable and transferable right, title, and interest therein.

C) Opinion:-

That after necessary searches and the documents which were available before me, it appears that the abovementioned land is free from all sorts of encumbrances, charges, liabilities and the title of the (1) SRI SHASHI KANTA SINGHA, (2) SRI TARANI KANTA SINGHA @ TARANI SINGHA, (3) SRI JASHOLAL SINGHA, all are S/o. Late Tulai Singha, residing at Ramkrishna Jote, P.O. New Rangia, P.S. Matigara, Dist. Darjeeling, Pin No. - 734013.

Thanking You.

Yours faithfully



SUBRATA BASAK

Advocate

BIRNAGAR, RAIGANJ, U/D

SUBRATA BASAK

Advocate

Bidrohi More, Raiganj, U/D.

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Title flow chart:-

(Chain of title to be given in the form of flow diagram specifying Document Number, Date, mode of transfer, extent etc.)

1. One RSROR bearing no. 2/20, Mouja – Jitu, J.L. No. – 68, P.S. – Matigara, Dist. Darjeeling.
2. One legal heirs certificate issued by the Pradhan, Atharakhai Gram Panchayat dated 19/08/2009.
3. One Regd. Partition Deed Bearing No. 040307389 for the year 2023.
4. Three LR Khatian bearing no. 6989, 6990 & 6991, Mouja – Jitu, J.L. No. – 68, P.S. – Matigara, Dist. Darjeeling.
5. 3(Three) conversion Certificate vide cases i.e. CN/2023/0401/4607 dated 29/12/2023, CN/2023/0401/4605 dated 29/12/2023 & CN/2023/0401/4661 dated 29/12/2023
6. One approves plan vide Permit No. dated/...../2024 approved by Matigara Panchayat Samity.


(Subrata Basak)
Advocate

Bidrohi More, Raiganj, U/D.
SUBRATA BASAK
Advocate
Bidrohi More, Raiganj, U/D.

ATHARAKHAI GRAM PANCHAYAT



KADAMTALA ; DIST. DARJEELING

Date 19/02/2009

TO WHOM IT MAY CONCERN

This is to Certified that Late Tulai Singha
S/D/W of Late Dulal Singha
of Village Ram Krishna Tole P.O. Near Rangia
P.S. Matigara was a permanent resident of this G.P. He
left behind following persons as his/her legal heirs.

The names of the Legal heirs and their/his relationship with
the deceased are mentioned below :

Sl. No.	Name of Legal Heirs	Age	Relationship
1.	Sri Farani Kanta Singha.	55 year	SON.
2.	Sri Tasholal Singha	52 year	SON.
3.	Sri Shashikanta Singha	50 year	SON.
4.			
5.			

19/02/09
Pradhan
Atharakhai Gram Panchayat
D.C. Kadamtala, Dist. Darjeeling

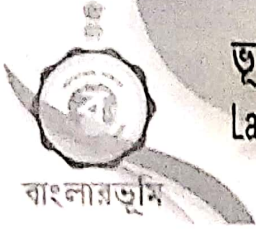
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KHATIAN & PLOT INFORMATION

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Code Wise / Name Wise: * ☐ Code Wise ☒ Name Wise

District:*

[04] DARJEELING



Block:*

[01] MATIGARA



Mouza:*

[068] tari



Choose Your Language:

Bengali



Option:

LIVE

Khatian Type: * ☒ Normal Khatian ☐ Lease Khatian ☐ FHTD Khatian

☐ Search By Khatian

☒ Search By Plot

Plot No. *

444

/

Enter Captcha*

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cap

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জে.এল নং ০৬৪ থানা মাটিগাড়া

দাগ নং

শ্রেণী

জমির মোট পরিমাণ(একর)

দাগের ম্যাপ



খতিয়ান নং	রায়তের নাম	পিভা/স্বামী	অংশ	অংশ পরিমাণ(একর)	মন্তব্য
6989	শশী কান্ত সিংহ	মৃত টুলাই সিংহ	0.3333	0.0534	Nil
6990	য়শোলাল সিংহ	মৃত টুলাই সিংহ	0.3334	0.0533	Nil
6991	তরনী সিংহ	মৃত টুলাই সিংহ	0.3333	0.0533	Nil

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Code Wise / Name Wise: * ☐ Code Wise ☒ Name Wise

District:*

[04] DARJEELING

Block:*

[01] MATIGARA

Mouza:*

[068] tari

Choose Your Language:

Bengali

Option:

LIVE

Khatian Type: * ☒ Normal Khatian ☐ Lease Khatian ☐ FHTD Khatian☐ Search By Khatian☒ Search By Plot

Plot No. *

445 /

Enter Captcha*

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VIEW

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জে.এল নং 068 থানা মাটিগাড়া

দাগ নং

শ্রেণী

জমির মোট পরিমাণ(একর)

দাগের ম্যাপ



445

বাস্তু

0.16

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Mouza Identification

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[04] DARJEELING

Block:*

[01] MATIGARA

Mouza:*

[068] tari

Option:

☒ Sabek Dag->Hal Dag(LR PLOT No.)

☐ Hal Dag->Sabek Dag(RS PLOT No.)

Plot No.* 260

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LIVE



(Live Data As On 16/10/2024,13:57:25)

(জা.এল.সি (J.L.No.) 068 থানা (P.S.) মাটিগাওঁ)

আবেদন মাগ নং

HS PlotNo.

No. 2734

260

260

260

260

260

হাল মাগ নং

LR PlotNo.

Page 3

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