



Soma Paul Advocate
Tax & Property Consultant

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Date: 07/04/2026

TO WHOM IT MAY CONCERN

Search herein is made in respect of the land of MD FARMAN, MASOOM RAZA & 4(FOUR) OTHERS, son of Late Hamidur Rahman, all Muslim by religion, Business by occupation, Indian by Nationality, resident of Azam Nagar, P.O. & P.S. Azam Nagar (West Tola), Dist. Katihar, Pin 855113, to ascertain as to whether any transfer is made in respect to the land measuring 9 Katha 13 Chatak or 16.86 Dec., appertaining to and forming part of Plot No. 206 (R.S.) 50 (L.R.), recorded in Khatian No. 2/21 (R.S.) 7152, 7154, 7156, 7157, 7183, 7184(L.R.), of Mouza Bairatisal, J.L. No. 70, Pargana Patharghata, Police Station Matigara, within the jurisdiction of Atharakhai Gram Panchayet, Dist. Darjeeling, 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 measuring 9 Katha 13 Chatak or 16.86 Dec., appertaining to and forming part of Plot No. 206 (R.S.) 50 (L.R.), recorded in Khatian No. 2/21 (R.S.) 7152, 7154, 7156, 7157, 7183, 7184 (L.R.) of Mouza Bairatisal, J.L. No. 70, Pargana Patharghata, Police Station Matigara, Dist. Darjeeling, in the State of West Bengal.

The total land is butted and bounded as follows:

On the North	:	Land of Sri Sadhan Ghosh & Others,
On the South	:	Land of Uttora,
On the East	:	20 ft wide Kutcha Road,
On the West	:	Lachka River.

02. REPORT OF DEVOLUTION OF THE TITLE :

That from the documents submitted to me and enclosed herewith it appears that one MD FARMAN, became the absolute owner-in-possession of a piece

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(02)

of land measuring 1 Katha 13 Chatak, appertaining to and forming part of Plot No. 206 (R.S.) 50 (L.R.), recorded in Khatian No. 2/21 (R.S.) 6965, 6966, 6967, 6968, 6969, 6970 (L.R.), of Mouza Bairatisal, J.L. No. 70, Pargana Patharghata, Police Station Matigara, Dist. Darjeeling by virtue of a registered Deed of Sale being No. I - 0403-03683 for the year of 2019, described in Book no. I, Vol no. 0403-2019, pages from 81669 to 81694, registered at the office of the Add. Dist Sub-Registrar, Siliguri-II at Bagdogra, executed by Smt Bhatari Singha & 5 others, for valuable consideration.

Whereas, said MASOOM RAZA & 4(FOUR) OTHERS, also became the absolute owner-in-possession of a piece of land measuring 8 Katha, appertaining to and forming part of Plot No. 206 (R.S.) 50 (L.R.), recorded in Khatian No. 2/21 (R.S.) 6965, 6966, 6967, 6968, 6969, 6970 (L.R.), of Mouza Bairatisal, J.L. No. 70, Pargana Patharghata, Police Station Matigara, Dist. Darjeeling by virtue of a registered Deed of Sale being No. I - 0403-03682 for the year of 2019, described in Book no. I, Vol no. 0403-2019, pages from 81731 to 81762, registered at the office of the Add. Dist Sub-Registrar, Siliguri-II at Bagdogra, executed by Smt Bhatari Singha & 5 others, for valuable consideration.

Thereafter said MD FARMAN, MASOOM RAZA & 4(FOUR) OTHERS, mutated and recorded their respective said total piece of land in the office of the B.L. & L.R.O, Matigara, Dist. Darjeeling and became a recorded owner of the L.R. Khatian No. 7152, 7154, 7156, 7157, 7183, 7184 in L.R. Plot No. 50, within Mouza Mouza Bairatisal, J.L. No. 70, Pargana Patharghata, Police Station Matigara, Dist. Darjeeling and they have got permanent, heritable and transferrable right, title and interest therein, free from all encumbrances, charges, mortgages, attachments, demands, lispences 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.

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(03)

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., Matigara, Dist. Darjeeling as enclosed herewith, it appears that the name of MD FARMAN, MASOOM RAZA & 4(FOUR) OTHERS have duly been recorded in the R.O.R., Matigara, Dist. Darjeeling, consisting of L.R. Plot no. 50 in L.R Khatian no. 7152, 7154, 7156, 7157, 7183, 7184 (L.R) in Mouza Bairatisal, J.L. No. 70, Pargana Patharghata, Police Station Matigara, Dist. Darjeeling and the said Plot nos have been classified as RUPNI.

From the copy of Conversion Certificate, produced before me and enclosed herewith, it appears that the Classification of L.R. Plot no. 50 in L.R Khatian no. 7152, 7154, 7156, 7157, 7183, 7184 (L.R) in Mouza Bairatisal, J.L. No. 70, Pargana Patharghata, Police Station Matigara, Dist. Darjeeling, has been Converted to "BASTU".

From the copy of Rent Receipt, produced before me and enclosed herewith, it appears that Rent/Land Revenue has been paid up to 1432 B.S. for the said total Land.

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

03) OPINION :

- a) From the documents, it is appeared that MD FARMAN, MASOOM RAZA & 4(FOUR) OTHERS, have duly mutated and recorded his said total piece of land in the office of the B.L. & L.R.O, Matigara, Dist. Darjeeling and became a recorded owner of the of L.R Khatian no. 7152, 7154, 7156, 7157, 7183, 7184 (L.R), consist of total land measuring 0.162 acre.



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(04)

- 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 Conversion Certificate issued from B.L. & L.R.O. Matigara, Dist. Drajeeling, 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

