

Debasish Chakraborty

B. COM. LL.B.
ADVOCATE

INCOME TAX, SALES TAX & PROPERTY MATTERS CONSULTANT

Ref. No.

RESIDENCE :
East Vivekananda Pally
Bankim Chandra Road
House No. : 110
P.O. : Rabindra Sarani
P.S. : Bhakti Nagar
Dist. : Jalpaiguri
Near- Post Office

CHAMBER :
Haren Mukharjee Road
By Lane, Hakimpura
P.O. : Siliguri, Dist. : Darjeeling
Near-Emp. Exchange Office
Pin Code No. : 734001
Phone : 0353-2538292 (R)
Mobile : 99331-57415

Date 28-03-2024

TO WHOM IT MAY CONCERN

SUBJECT:- Searching of Title in the name of Sri Debashis Basu @ Debasish Basu, Son of Late Kali Kumar Basu, residing at Deshbandhupara, Ward No.28 of S.M.C, Post Office Siliguri Town & Police Station Siliguri, District Darjeeling, within the State of West Bengal.

I, being forwarded with the Xerox copy of registered Title Deed of Gift, Being No.I-75, Date 09/01/2014 in the name of Sri Debashis Basu @ Debasish Basu and Xerox copy of registered Title Deed of Sale, Being No.I-98, Date 18/01/1949 in the name of Kali Kumar Basu along with the relevant papers for effecting search in respect to the property, which has been acquired by Sri Debashis Basu @ Debasish Basu

I have conducted searches of the above property for the period of 1993-2024 at the Office of the Additional District Sub-Registrar at Siliguri, District Darjeeling and also made enquiries at the Office of the Block Land and Land Reform Office at Siliguri, District Darjeeling, It could be ascertained that they are the absolute and exclusive owner-in-possession of the aforesaid plot of land more fully described in Clause No.2 of this report and the same is free from all encumbrances and charges whatsoever and he have not sold or transferred or in any way encumbered the said property or any part thereof to anybody and he are not possessing any land in excess of ceiling areas as prescribed under West Bengal Land Reforms Act 1955. During Scrutiny of the documents produced before me and during my search at the above mentioned offices from the available documents and records at the time of search, prima facie it is transpired to me as follows: -

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(2)

REPORT OF DEVOLUTION OF THE TITLE:-

WHEREAS one Kali Kumar Basu Barman @ Kali Kumar Basu, was the owner of Land measuring 06 Katha 08 Chattak 20 Sq.Ft. in RS Plot No.5855, recorded in RS Khatian No.3416, Mouza Siliguri, J.L. No.110(88), Pargana Baikunthapur, Police Station Siliguri, District Darjeeling by virtue of one Registered Deed of Sale and registered at the office of the Sub Registrar, Siliguri, District Darjeeling and recorded in same office in Book No-I, as Being No. I-98 for the year 1949.

Thereafter the aforesaid Kali Kumar Basu Barman @ Kali Kumar Basu died intestate leaving behind the following legal heirs who inherited the aforesaid property by virtue of Hindu Succession Act 1956:

- (1) Sri Debashis Basu @ Debasish Basu - Son
- (2) Smt Sipra Bose @ Sipra Basu - Daughter

1) Sri Debashis Basu @ Debasish Basu and 2) Smt Sipra Bose @ Sipra Basu, became the sole, absolute and executive joint owners in possession of Land measuring 06 Katha 08 Chattak 20 Sq.Ft. in RS Plot No.5855, recorded in RS Khatian No.3416, Mouza Siliguri, J.L. No.110(88), Pargana Baikunthapur, Police Station Siliguri, District Darjeeling

Thereafter the aforesaid of Smt Sipra Bose @ Sipra Basu, Daughter of Kali Kumar Basu Barman @ Kali Kumar Basu, Gifted and transferred of undivided share 50% of Land measuring 03 Katha 04 Chattak 10 Sq.Ft. in RS Plot No.5855, recorded in RS Khatian No.3416, Mouza Siliguri, J.L. No.110(88), Pargana Baikunthapur, Police Station Siliguri, District Darjeeling to and in favour of Sri Debashis Basu @ Debasish Basu, Son of Late Kali Kumar Basu by virtue of one Registered Deed of sale, executed on 09/01/2014 and registered at the office of the Additional District Sub Registrar, Siliguri, District Darjeeling and recorded in Book No.I, Volume No01, Page No.1392 to 1405 as Being No. I-75 for the year 2014.

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WHEREAS at present Sri Debashis Basu @ Debasish Basu is the owner of (own share by inheritance land 03 Katha 04 Chattak 10 Sq.Ft + Gifted land measuring 03 Katha 04 Chattak 10 Sq.Ft.) total land measuring Land measuring 06 Katha 08 Chattak 20 Sq.Ft. in RS Plot No.5855, recorded in RS Khatian No.3416, Mouza Siliguri, J.L. No.110(88), Pargana Baikunthapur, Ward No.28 of S.M.C. Police Station Siliguri, District Darjeeling having permanent heritable and transferable right title and interest therein

And

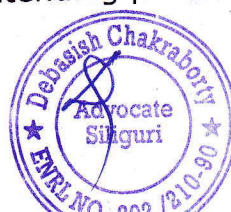
Thereafter the aforesaid Sri Debashis Basu @ Debasish Basu, being the owner of land recorded the aforesaid Land in LR Plot No.751 in LR Khatian No.1887, Mouza Siliguri, J.L. No.88, Police Station Siliguri, District Darjeeling from Office of the Land and Land Reform Office, Siliguri, District Darjeeling

And

That aforesaid Sri Debashis Basu @ Debasish Basu, Son of Late Kali Kumar Basu executed one registered Development Agreement and another Registered General Power of Attorney in favour of one of the "FRIENDS BUILDERS" a Proprietorship firm, represented by its Proprietor of Sri Sudip Hom Roy to develop and to executed Deed of Conveyance in favour of Purchaser in the Developers Allocation and to enter into Agreement for Sale with respective purchaser.

WHEREAS "FRIENDS BUILDERS" a Proprietorship firm, represented by its Proprietor of Sri Sudip Hom Roy agreed to Develop the abovementioned in Land measuring 06 Katha 08 Chattak in RS Plot No.5855 & LR Plot No.751, recorded in RS Khatian No.3416 & LR Khatian No.1887, Mouza Siliguri, J.L. No.110(88), Pargana Baikunthapur, Ward No.28 of S.M.C. Police Station Siliguri, District Darjeeling both party enter into one Registered Deed of Agreement for Development and registered at the office of the Additional District Sub Registrar, Siliguri, Dist Darjeeling and recorded in Book No. I, as Being No. I-2019 for the year 2022 between Developers by "FRIENDS BUILDERS" a Proprietorship firm, represented by its Proprietor of Sri Sudip Hom Roy (Developers) and was also executed by Sri Debashis Basu @ Debasish Basu, Son of Late Kali Kumar Basu for entering into one agreement with the intending purchasers

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DESCRIPTION OF LAND:-

All that Piece or Parcel of Land measuring 06 Katha 08 Chattak 20 Sq.Ft. in RS Plot No.5855 & LR Plot No.751, recorded in RS Khatian No.3416 & LR Khatian No.1887, Mouza Siliguri, J.L. No.110(88), Pargana Baikunthapur, Ward No.28 of S.M.C. Police Station Siliguri, District Darjeeling within the State of West Bengal

LAND IS BUTTED AND BOUNDED AS FOLLOWS:-

NORTH : By Sold Land & House of Munilal Methar.
SOUTH : By 12 Ft. wide S.M.C. Road.
EAST : By Sold Land of Naresh Roy.
WEST : By 12 Ft. wide S.M.C. Road..

OPINION:-

01. I am satisfied that the Title of the aforesaid Land in clause-2 owned and possessed by Sri Debashis Basu @ Debasish Basu, Son of Late Kali Kumar Basu has acquired a valid clear and marketable title to the property and the said property is free from all encumbrances and attachment and doubts Bank may create equitable mortgage on the said land / Property.
02. It is certified that neither any acquisition/ requisition made by the Government or by any other authority / authorities, concerned and it is not affected by any scheme of alignment.
03. It is further, certified that the property is not affected under any of the provisions of Urban Land Ceiling and Regulation Act, 1976.
04. That it could be further ascertained that the Land in question is not vested in favour of the State of West Bengal.



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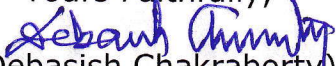
(5)

05. I have made necessary enquiries from the respective authorities and certify that the said property is not affected by any acquisition of the Corporation or any other authority or by any scheme of alignment of the Corporation. I certify that from the available documents it could be ascertained that all rents, taxes, and other public dues payable in respect of the abovementioned Landed property has to be paid upto the period of B.S.1430 (Corresponding to the year of 2023-2024).

06. It is certified that Sri Debashis Basu @ Debasish Basu, Son of Late Kali Kumar Basu are the absolute owner-in-possession of Land measuring 10.6797 decimals (Since the classification of the Land is Bastu) and he have a good marketable and saleable right title and interest over the aforesaid Property.

PARTICULARS OF DOCUMENTS EXAMINED BY ME:-

- Registered Title Deed of Gift, Being No.I-75, Date 09/01/2014 in the name of Sri Debashis Basu @ Debasish Basu, Son of Late Kali Kumar Basu – Xerox
- Registered Title Deed of Sale, Being No.I-98, Date 18/01/1949 in the name of Kali Kumar Basu– Xerox
- Searching Receipts – Original.
- Certified Copy of the New L.R. Khatian No.1887
- One Agreement for Development– Xerox.
- One General Power of Attorney– Xerox.

Yours Faithfully,

(Debasish Chakraborty)
Advocate, Siliguri.



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