

<b>Suprio Ghosh</b> , Advocate, Civil & Criminal Law Practitioner,  Mobile: 94343-28899, Tele: 0353-243-5233,	<u>Chamber &amp; Residence:</u> SARADA APARTMENT, Opp: Collegepara Sishu Uddyan, Ashutosh Mukherjee Road, Collegepara, Siliguri – 734 001.
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Ref:.....

Date:..08.08.2023

## TO WHOM IT MAY CONCERN

Sub: Scrutiny Report on title in respect to the land owned and possessed by SMT. SHITAL MITTAL, wife of Sri Hemant Mittal, resident of MITTAL NIWAS, 13, Park Location, Post Office & Police Station – Kurseong, District – Darjeeling.

In pursuance to your instructions I have made necessary scrutiny / enquires on title in respect to the land owned and possessed by SMT. SHITAL MITTAL, wife of Sri Hemant Mittal, resident of MITTAL NIWAS, 13, Park Location, Post Office & Police Station – Kurseong, District – Darjeeling, for the period of 30 years from 1993 to 2023 in the offices of the Additional District Sub-Registrar, Bagdogra, District Sub-Registrar, Darjeeling. I have also made necessary searches / enquires/ scrutinizes all the necessary papers, documents indexes volumes etc. at the Registry Office, and I submit my report as follows: -

### 1. NAME OF THE OWNER:

SMT. SHITAL MITTAL, wife of Sri Hemant Mittal, resident of MITTAL NIWAS, 13, Park Location, Post Office & Police Station – Kurseong, District – Darjeeling.

### 2. NAME OF THE DOCUMENTS SCRUTINIZED:

- (i) Original Deed of Sale, being No I-3336 of 2019, registered with the office of the Additional District Sub-Registrar, Bagdogra;
- (ii) Photocopy of Deed of Sale, being No. I-6680 of 2016 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;
- (iii) Photocopy of Deed of Sale, being No. I-6683 of 2016 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;
- (iv) Photocopy of Deed of Sale, being No. I-6684 of 2016 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;
- (v) Photocopy of Deed of Sale, being No. I-6952 of 2006 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;
- (vi) Photocopy of Deed of Sale, being No. I-3527 of 1972 (Chain Deed), registered with the office of the then Sub-Registrar, Siliguri;



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- (vii) Photocopy of Deed of Sale, being No. I-97 of 2017 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;
- (viii) Photocopy of Deed of Sale, being No. I-1556 of 2012 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;
- (ix) Photocopy of Deed of Sale, being No. I-4535 of 2005 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;
- (x) Photocopy of Deed of Sale, being No. I-1485 of 2005 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;
- (xi) Photocopy of Deed of Sale, being No. I-98 of 2017 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;
- (xii) Photocopy of Deed of Sale, being No. I-1553 of 2012 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;
- (xiii) Photocopy of Deed of Sale, being No. I-4536 of 2005 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;
- (xiv) Photocopy of Deed of Sale, being No. I-684 of 2005 (Chain Deed), registered with the office of the Additional District Sub-Registrar, Bagdogra;
- (xv) Original L. R. Khatian; vide Khatian No. 3066 of Mouza – Baragharia, in the name of SMT. SHITAL MITTAL;
- (xvi) Original Conversion Certificate, vide Conversion Case No. CN/2019/0401/2352, Office Memo No. 4619/MTG/19, dated 27.11.2019;
- (xvii) Original Land Revenue Receipt, showing payment upto 1430 B. S.;
- (xviii) Original Gram Panchayat Tax Receipt, vide Receipt No. 6581, showing payment upto March, 2024;
- (xix) Original Land Use Compatibility Certificate, vide Office Memo No. 4123/SJDA;
- (xx) Original 4 storied Building Plan, vide registration No. 229, Order No. 172/MPS, dated 09.07.2021;
- (xxi) Online Search Receipts from Additional District Sub-Registrar, Bagdogra, District Sub-Registrar, Darjeeling;
- (xxii) Court Search Receipt from the Ld. Civil Judge, Senior Division and Ld. Civil Judge, Junior Division at Siliguri;



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3. DESCRIPTION OF PROPERTY:

ALL THAT piece or parcel of a plot of land measuring 3 (three) Katha or 0.0495 acres, appertaining to and forming part of R. S. Plot No. 266, corresponding to L. R. Plot No. 219, recorded in Khatian No. 1467 (old); 3066 (new), situated within Mouza - Baraghoria, J. L. No. 82, Touzi No. 91, within Gram Panchayat area, Police Station – Matigara, Dist. Darjeeling, in the State of West Bengal.

NORTH: By the Complex Plot No. C-11;

SOUTH: By the Complex Plot No. C-13;

EAST : By the Complex Plot No. C-3;

WEST : By the 18 FT. wide road;

4. REPORT OF DEVOLUTION:

It appears from the records and documents forwarded that one M/S. FRIENDS & COMPANY acquired a plot of land measuring 3.79 acres, appertaining to and forming part of R. S. Plot No. 80, 81, 83, recorded in R. S. Khatian No. 14/1, situated within Mouza - Baraghoria, J. L. No. 82, Touzi No. 91, within Gram Panchayat area, Police Station – Matigara, Dist. Darjeeling, by virtue of a Deed of Sale, duly executed by SMT. SHANTI PAUL & SMT. MALLIKA PAUL, registered with the office of the then Sub-Registrar, Siliguri on 09.06.1969 and the said document was recorded in Book No. I, being No. I-2854 of 1969. Thereafter, one SRI AMITAVA DUTTA was inducted as Partner in the M/S. FRIENDS & COMPANY after retirement of SRI PARESH NATH KUNDU on 31.10.1990.

AND WHEREAS, one SRI AMULYA KUMAR DUTTA, son of Late Kunja Behari Dutta acquired a plot of land measuring 1.48 acres, appertaining to and forming part of R. S. Plot No. 80, 81, 83, recorded in R. S. Khatian No. 14/1, situated within Mouza - Baraghoria, J. L. No. 82, Touzi No. 91, within Gram Panchayat area, Police Station – Matigara, Dist. Darjeeling, by virtue of a Deed of Sale, duly executed by SRI SUDHIR KUMAR RAHA, son of Late Kshitish Chandra Raha, registered with the office of the then Sub-Registrar, Siliguri on 28.07.1972 and the said document was recorded in Book No. I, Volume No. 47, at pages from 80 to 83, being No. I-3527 of 1972.



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AND WHEREAS, above named M/S. FRIENDS & COMPANY, a Partnership firm and SRI AMULYA KUMAR DUTTA jointly sold and transferred a plot of land measuring 0.43 acres, in part of L. R. Plot No. 204 of Mouza – Baragharia, J. L. No. 82, Touzi No. 91, within Gram Panchayat area, Police Station – Matigara, District – Darjeeling to and in favour of SRI SATISH KUMAR MANDAL, SRI PAWAN KUMAR AGARWAL & SRI DILIP KUMAR AGARWAL, by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Bagdogra on 10.03.2006 and the said document was recorded in Book No. I, Volume No. 172, at pages from 173 to 182, being No. I-6952 of 2006.

AND WHEREAS, above named SRI SATISH KUMAR MANDAL, SRI PAWAN KUMAR AGARWAL & SRI DILIP KUMAR AGARWAL severally sold and transferred altogether plot of land measuring 22 (twenty-two) kathas 4 (four) chhataks to and in favour of NAHATA AQUA PRIVATE LTD., a Private Limited Company, by executing 3 (three) separate Deed of Sale, registered with the office of the Additional District Sub-Registrar, Bagdogra on 28.10.2016 and those documents were recorded in Book No. I, Volume No. 0403-2016, at pages from 138817 to 138837, being No. I-6680, for the year 2016, Book No. I, Volume No. 0403-2016, at pages from 138498 to 138519, being No. I-6683, for the year 2016 and Book No. I, Volume No. 0403-2016, at pages from 139338 to 139359, being No. I-6684, for the year 2016.

AND WHEREAS, one SRI DHIRAJ SUBBA, son of Sri Lok Bahadur Subba acquired a plot of land measuring 1.00 acre, in part of R. S. Plot No. 82, 266, 268, 274 & 276, corresponding to L. R. Plot No. 210, 211 & 220, recorded in L. R. Khatian No. 393, situated within Mouza – Baragharia, J. L. No. 82, Touzi No. 91, within Gram Panchayat area, Police Station – Matigara, District – Darjeeling, by virtue of a Deed of Sale, duly executed by SRI RAGHURA LOHARA, son of Late Sonia Lohara, registered with the office of the Additional District Sub-Registrar, Bagdogra on 30.09.2005 and the said document was recorded in Book No. I, Volume No. 115, at pages from 345 to 358, being No. I-4535, for the year 2005.

AND WHEREAS, one SRI DHIRAJ SUBBA, son of Sri Lok Bahadur Subba acquired another plot of land measuring 1.34 acres, in part of R. S. Plot No. 83, 265 & 266, corresponding to L. R. Plot No. 217, 218 & 219, recorded in L. R. Khatian No. 393, situated within Mouza – Baragharia, J. L. No. 82, Touzi No. 91, within Gram Panchayat



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area, Police Station – Matigara, District – Darjeeling, by virtue of a Deed of Sale, duly executed by SRI RAGHURA LOHARA, son of Late Sonia Lohara, registered with the office of the Additional District Sub-Registrar, Bagdogra on 30.09.2005 and the said document was recorded in Book No. I, Volume No. 115, at pages from 359 to 374, being No. I-4536, for the year 2005.

AND WHEREAS, one SRI DHIRAJ SUBBA, son of Sri Lok Bahadur Subba acquired a plot of land measuring 0.41 acres, in part of R. S. Plot No. 266, 268, 274 & 276, corresponding to L. R. Plot No. 220 & 221, recorded in L. R. Khatian No. 393, situated within Mouza – Baragharia, J. L. No. 82, Touzi No. 91, within Gram Panchayat area, Police Station – Matigara, District – Darjeeling, by virtue of a Deed of Gift, duly executed by SMT. MALVIKA SUBBA, registered with the office of the Additional District Sub-Registrar, Bagdogra on 08.05.2009 and the said document was recorded in Book No. I, C. D. Volume No. 4, at pages from 177 to 181, being No. I-197, for the year 2009.

AND WHEREAS, one SRI DHIRAJ SUBBA, son of Sri Lok Bahadur Subba acquired another plot of land measuring 1.22 acres, in part of R. S. Plot No. 274, 276 & 279, corresponding to L. R. Plot No. 228, 229 & 230, recorded in L. R. Khatian No. 393, situated within Mouza – Baragharia, J. L. No. 82, Touzi No. 91, within Gram Panchayat area, Police Station – Matigara, District – Darjeeling, by virtue of a Deed of Gift, duly executed by SMT. MALVIKA SUBBA, registered with the office of the Additional District Sub-Registrar, Bagdogra on 08.05.2009 and the said document was recorded in Book No. I, C. D. Volume No. 4, at pages from 182 to 186, being No. I-198, for the year 2009.

AND WHEREAS, above named SRI DHIRAJ SUBBA [after obtaining permission under Chapter – IIA of West Bengal Land and Land Reforms Act, 1955, Siliguri and Project Officer-cum-D.W.O., B.C.W., Siliguri, vide Office Memo No. 205/1(2)-B.C.W.-Project, dated 20.01.2012], thereafter sold and transferred a plot of land measuring 36 (thirty-six) decimals to and in favour of SRI DEEPAK KUMAR AGARWAL, son of Late Shyam Sundar Agarwal, SRI SUSHIL KUMAR AGARWAL, son of Shankar Lal Agarwal, SRI RADHESHYAM MORE, son of Late Ghishalal More, SMT. RINKU JAIN, wife of Sri Sushil Kumar Jain & SMT. MANISHA AGARWAL, daughter of Sri Gourishankar Kithania, by executing a Deed of Sale, registered with the office of the



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Additional District Sub-Registrar, Bagdogra on 20.02.2012 and the said document was recorded in Book No. I, C. D. Volume No. 4, at pages from 5738 to 5755, being No. I-1553 of 2012. Being owner in such possession, above named SRI DEEPAK KUMAR AGARWAL, son of Late Shyam Sundar Agarwal, SRI SUSHIL KUMAR AGARWAL, son of Shankar Lal Agarwal, SRI RADHESHYAM MORE, son of Late Ghishalal More, SMT. RINKU JAIN, wife of Sri Sushil Kumar Jain & SMT. MANISHA AGARWAL, daughter of Sri Gourishankar Kithania thereafter sold and transferred a plot of land measuring 36 (thirty-six) decimals to and in favour of NAHATA AQUA PRIVATE LTD., a Private Limited Company, by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Bagdogra on 06.01.2017 and the said document was recorded in Book No. I, Volume No. 0403-2017, at pages from 2051 to 2076, being No. I-98 of 2017.

AND WHEREAS, above named SRI DHIRAJ SUBBA [after obtaining permission under Chapter – IIA of West Bengal Land and Land Reforms Act, 1955, Siliguri and Project Officer-cum-D.W.O., B.C.W., Siliguri, vide Office Memo No. 205/1(2)-B.C.W.-Project, dated 20.01.2012]. thereafter sold and transferred a plot of land measuring 66 (sixty-six) decimals to and in favour of SRI DEEPAK KUMAR AGARWAL, son of Late Shyam Sundar Agarwal, SRI SUSHIL KUMAR AGARWAL, son of Shankar Lal Agarwal, SRI RADHESHYAM MORE, son of Late Ghishalal More, SMT. RINKU JAIN, wife of Sri Sushil Kumar Jain & SMT. MANISHA AGARWAL, daughter of Sri Gourishankar Kithania, by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Bagdogra on 20.02.2012 and the said document was recorded in Book No. I, C. D. Volume No. 4, at pages from 5786 to 5803, being No. I-1556 of 2012. Being owner in such possession, above named SRI DEEPAK KUMAR AGARWAL, son of Late Shyam Sundar Agarwal, SRI SUSHIL KUMAR AGARWAL, son of Shankar Lal Agarwal, SRI RADHESHYAM MORE, son of Late Ghishalal More, SMT. RINKU JAIN, wife of Sri Sushil Kumar Jain & SMT. MANISHA AGARWAL, daughter of Sri Gourishankar Kithania thereafter sold and transferred a plot of land measuring 66 (sixty-six) decimals to and in favour of NAHATA AQUA PRIVATE LTD., a Private Limited Company, by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Bagdogra on 06.01.2017 and the said document was recorded in Book No. I, Volume No. 0403-2017, at pages from 2024 to 2050, being No. I-97 of 2017.



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AND WHEREAS, above named NAHATA AQUA PRIVATE LTD., a Private Limited Company sold and transferred a plot of land measuring 3 (three) kathas or 0.0495 acres to and in favour of SMT. SHITAL MITTAL, wife of Sri Hemant Mittal, by executing a Deed of Sale, registered with the office of the Additional District Sub-Registrar, Bagdogra on 17.06.2019 and the said document was recorded in Book No. I, Volume No. 0403-2019, at pages from 74417 to 74438, being No. I-3336 of 2019.

Thereafter, record of right was prepared for the said land measuring 3 (three) kathas or 0.0495 acres in the name of SMT. SHITAL MITTAL in the newly published L. R. Khatian; vide Khatian No. 3066, L. R. Plot No. 219 of Mouza – Baragharia.

Subsequently, above named SMT. SHITAL MITTAL converted the classification of land from Rupni to Bastu, vides Conversion Case No. CN/ 2019/0401/2352, Office Memo No. 4619/MTG/19, dated 27.11.2019.

AND WHEREAS, above named SMT. SHITAL MITTAL thereafter obtained 4 storied Building Plan, vide registration No. 229, Order No. 172/MPS, dated 09.07.2021.

#### 5. OPINION:

- (a) That on the basis of searching at above mentioned registry offices from 1993 to 2023, I am satisfied that the title of the Flat as specifically described in Clause-3 hereinabove is free, clear, marketable and also free from all encumbrances and changes whatsoever.

Thanking you,

Yours faithfully,  
  
  
(SUPRIO GHOSH)

Advocate, Siliguri.

Encl: Search Receipts.