



Date :- 30-04-2026

TO WHOM IT MAY CONCERN

TITLE REPORT OF YASH SHREE DEVELOPERS

This is to certify that I have examined all the relevant documents and records whatever available on title with respect to all that piece or parcel of land measuring 4.84 Kathas particularly described in the Schedule given hereinbelow, owned by YASH SHREE DEVELOPERS, a Partnership Firm, registered having its Office at Dipti Apartment, Haren Mukherjee Road, Hakimpura, Siliguri, P.O. and P.S. - Siliguri, in the District of Darjeeling, for the period from 2021 to 2026 in the Office of the Addl. Dist. Sub-Registrar, Siliguri.

DESCRIPTION OF LAND :

SCHEDULE

All that piece or parcel of vacant land measuring 4.84 Kathas, forming part of R.S. Plot No.5061, recorded in R.S. Khatian No.1462/1, situated within Mouza - Siliguri, J.L. No. 110, Pargana - Baikunthapur, P.S.- Siliguri, Ward No.25 of Siliguri Municipal Corporation, Registry Office and District - Darjeeling.





The said land is bound and butted as follows :-

- By North :- House of Hina Rani Ghosh,
By South :- House of Hasi Rani Biswas,
By East :- House of Manik Sarkar,
By West :- 17 feet wide metal road.

DEVOLUTION :

I.A) WHEREAS 1. Sri Mrityunjoy Mitra, 2. Sri Dhananjay Mitra, 3. Sri Sanjay Mitra and 4. Sri Ajay Mitra, all are sons of Late Foni Bhusan Mitra, being the joint R.S. RECORDED OWNERS of the below schedule land sold and transferred their part of vacant land measuring 0.08 Acres or 4.84 Kathas, appertaining to and forming part of R.S. Plot No. 5061, recorded in R.S. Khatian No. 1462/1, situated within Mouza: Siliguri, Pargana Baikunthapur, J.L. No.110, under the jurisdiction of Police Station. Siliguri, District Darjeeling, to and in favour of Sri Angshu Mohan Chattapadhyia Alias Angshu Mohan Chatterjee, son of Sri Ananta Deb Chatterjee, by virtue of Deed of Sale, registered on 10.12.1970, at the office of Sub Registrar Siliguri, District: Darjeeling, registered in Book No. 1, Volume No. 48, Page No. 280 to 282, Being Document No. 5108 for the year 1970.

B) AND WHEREAS thereafter the above named Sri Angshu Mohan Chattapadhyia Alias Angshu Mohan Chatterjee, son of Sri Ananta Deb Chatterjee, after the aforesaid transfer being the sole and absolute owner of vacant land measuring 0.08 Acres or 4.84 Kathas, appertaining to and forming part of R.S. Plot No. 5061, recorded in R.S. Khatian No. 1462/1, situated within Mouza: Siliguri, Pargana Baikunthapur, J.L. No.110, under the jurisdiction of Police Station. Siliguri, District Darjeeling, sold and transferred his aforesaid entire land measuring 0.08 Acres or 4.84 Kathas, to and in favour of Sri Ananta Deb Chattapadhyia Alias Ananta Deb Chatterjee, son of Late Jagadishwar Chattapadhyia, by virtue of Deed of Sale, registered on 22.02.1972, at the office of Sub Registrar Siliguri, District: Darjeeling, registered in Book No. 1, Volume No. 10, Page No. 91 to 93, Being Document No. 652 for the year 1972.





C) AND WHEREAS thereafter the above named Sri Ananta Deb Chattapadhyia Alias Ananta Deb Chatterjee, son of Late Jagadishwar Chattapadhyia, after the aforesaid transfer duly mutated his name over land measuring 0.08 Acres or 4.84 Kathas, before the appropriate authority vide mutation Case no. 194/74-75 dated 16.08.1975, as per the provision of West Bengal Land Reforms Act, 1955.

D) AND WHEREAS thereafter the above named Sri Ananta Deb Chattapadhyia Alias Ananta Deb Chatterjee, son of Late Jagadishwar Chattapadhyia, being the sole and absolute owner of the aforesaid vacant land measuring 0.08 Acres or 4.84 Kathas, appertaining to and forming part of R.S. Plot No. 5061, recorded in R.S. Khatian No. 1462/1, situated within Mouza: Siliguri, Pargana Baikunthapur, J.L. No.110, under the jurisdiction of Police Station. Siliguri, District Darjeeling, gifted his aforesaid entire land measuring 0.08 Acres or 4.84 Kathas, to and in favour of Smt Bela Chatterjee, wife of Anshu Mohan Chattapadhyia Alias Anshu Mohan Chatterjee, by virtue of Deed of Gift, registered on 11.06.1986, at the office of Sub Registrar Siliguri, District: Darjeeling, registered in Book No. 1, Volume No. 97, Page No. 240 to 247, Being Document No. 4092 for the year 1986.

E) AND WHEREAS in the aforesaid manner the above named Smt Bela Chatterjee, wife of Anshu Mohan Chattapadhyia Alias Anshu Mohan Chatterjee became the sole and absolute owner of the below schedule vacant land measuring 0.08 Acres or 4.84 Kathas, in her khas, actual and physical possession and ever since then the above named Smt Bela Chatterjee is in exclusive possession of the aforesaid land without any act of objection, obstruction or hindrance from anybody having permanent, heritable and transferable right, title and interest therein.





F) AND WHEREAS thereafter the above named Smt Bela Chatterjee, wife of Late Angshu Mohan Chattapadhyaya Alias Angshu Mohan Chatterjee died intestate living behind the following legal heirs namely:-

1. SMT ANTARA MUKHERJEE-DAUGHTER AND 2. SMT ADITI CHATTERJEE-DAUGHTER, Who both jointly acquired the below schedule entire undivided vacant land measuring 0.08 Acres or 4.84 Kathas of Bela Chatterjee since deceased by virtue of inheritance as per the provision of Hindu Succession Act, 1956.

G) AND WHEREAS in the aforesaid manner the above named SMT ANTARA MUKHERJEE and ADITI CHATTERJEE (I.E. THE ABOVE NAMED VENDORS HEREIN) jointly became the absolute owner of the below schedule undivided vacant land measuring 0.08 Acres or 4.84 Kathas, in their khas, actual and physical possession and ever since then the above named Vendors herein are in exclusive possession of the aforesaid land without any act of objection, obstruction or hindrance from anybody having permanent, heritable and transferable right, title and interest therein.

II. AND WHEREAS by virtue of the aforesaid Sale Deed, abovenamed YASH SHREE DEVELOPERS, became absolute and exclusive owner of the aforesaid land measuring 4.84 Kathas forming part of R.S. Plot No.5061, recorded in R.S. Khatian No.1462/1, situated within Mouza - Siliguri, J.L. No. 110, Pargana - Baikunthapur, P.S.- Siliguri, Ward No.25 of Siliguri Municipal Corporation, Registry Office and District - Darjeeling having permanent, heritable and transferable right, title and interest therein.





OPINION :

That from scrutiny of all the documents and records I have found that YASH SHREE DEVELOPERS, is the sole, absolute and exclusive owner of the Schedule property described hereinabove, having permanent heritable and transferable right, title and interest therein and the same is in its khas, actual and physical possession and stands in its name from the date of registration and is free from all encumbrances and charges and does not falls under the West Bengal Urban Land (Ceiling and Regulation) Act, 1976.

That the abovenamed owner is having saleable and marketable right, title and interest over the Schedule property and the same is fit for equitable mortgage.

Encl :

1. Copy of Sale Deed :-
being Document No.2942 for the year 2021.
2. Holding Tax Receipt.
3. Khazna Receipt.

Vishal Agarwal
Vishal Agarwal
Advocate, Siliguri.