



Soma Paul

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Date: 05/03/24

TO WHOM IT MAY CONCERN

Search herein is made in respect of the land of (1) SMT. CHANDRANI PAUL wife of Sri Goutam Paul, resident of Raikat Para, Jalpaiguri Town, P.S Kotwali, P.O. & Dist Jalpaiguri and (2) SRI NITAI ROY, son of Late Gopika Raman Roy, resident of Somaj Para, Jalpaiguri Town, P.S Kotwali, P.O. & Dist Jalpaiguri, both Hindu by Religion, Indian by Nationality, Business by occupation, to ascertain as to whether any transfer is made in respect to the land measuring 6.29 Katha, recorded in R.S. Khatian No. 16877, corresponding to L.R. Khatian Nos. 910 & 911, appertaining to R.S. Plot no. 39, corresponding to L.R. Plot Nos. 43, Situated within Mouza Kharia, J.L. No. 5(7), Sheet No. 19 (R.S.) 19 (L.R.), Pargana Baikunthapur, Police Station & District Jalpaiguri, 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 6.29 Katha, recorded in R.S. Khatian No. 16877, corresponding to L.R. Khatian Nos. 910 & 911, appertaining to R.S. Plot no. 39, corresponding to L.R. Plot Nos. 43, Situated within Mouza Kharia, J.L. No. 5(7), Sheet No. 19 (R.S.) 19 (L.R.), Pargana Baikunthapur, Police Station & District Jalpaiguri Within the jurisdiction Jalpaiguri Municipality, Ward No. 03, Hakimpara Road, bearing Holding No. 429/280, Registry office at the Additional District Sub-Registrar Bhaktinagar, District Jalpaiguri, in the State of West Bengal.

The total land is butted and bounded as follows:

On the North	:	Land & House of Gour Krishna Mukherjee,
On the South	:	21 Ft. Wide metal Road,
On the East	:	07 Ft. Wide kacha Road &
On the West	:	08 Ft. Wide kacha Road.

Cont...



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(02)

02. REPORT OF DEVOLUTION OF THE TITLE :

That from the documents submitted to me and enclosed herewith it appears that one SRI SHANTI RANJAN ADHIKARI of Ashram Para, Jalpaiguri purchased a piece of land measuring 6.424 Katha, appertaining to and forming part of Plot No. 39 (R.S) 43 (L.R), recorded in Khatian No. 16877 (R.S), Situated within Mouza Kharia, J.L. No. 5(7), Sheet No. 19 (R.S.), Pargana Baikunthapur, Police Station & District Jalpaiguri, from SMT APARNA GHOSAL & OTHERS, by virtue of a registered Deed of Sale being No. **I-1422 for the year of 2002** and the same was registered at the office of the Add. Dist Sub-Registrar Jalpaiguri, for valuable consideration.

WHEREAS after that, said SRI SHANTI RANJAN ADHIKARI, as an absolute owner-in-possession, sold his said total piece of land measuring 6.424 Katha, to SMT KIRAN SAH & SRI MURALI SONKAR of Jalpaiguri, by virtue of a registered Deed of Sale being No. **I-0701-03358 for the year of 2017**, recorded in Book No. I, Volume No. 0701-2017, Pages from 53899 to 53915 and the same was registered at the office of the Add. Dist Sub-Registrar Jalpaiguri, for valuable consideration.

WHEREAS thereafter, said SMT KIRAN SAH & SRI MURALI SONKAR, as an absolute owner-in-possession, sold their said total piece of land measuring 6.424 Katha, to SMT MITHU SINGH SARKAR ADHIKARI and SRI SHIU NARAYAN SAHA of Mekhliganj, Dist Coochbehar, by virtue of a registered Deed of Sale being No. **I-0701-00646 for the year of 2019**, recorded in Book No. I, Volume No. 0701-2019, Pages from 16235 to 16251 and the same was registered at the office of the Add. Dist Sub-Registrar Jalpaiguri, for valuable consideration.

thereafter, said SMT MITHU SINGH SARKAR ADHIKARI and SRI SHIU NARAYAN SAHA, as an absolute owner-in-possession, again sold their said piece of land measuring 6.29 Katha, appertaining to and forming part of Plot No. 39 (R.S) 43 (L.R), recorded in R.S. Khatian No. 16877 (R.S) 731 & 733 (L.R), Situated within Mouza Kharia, J.L. No. 5(7), Sheet No. 19 (R.S.) 19

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(03)

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(L.R), Pargana Baikunthapur, Police Station & District Jalpaiguri, to the present Owner, SMT. CHANDRANI PAUL & SRI NITAI ROY, by virtue of a registered Deed of Sale being No. **I-0701-00531 for the year of 2024**, recorded in Book No. I, Volume No. 0701-2024, Pages from 19503 to 19516 and was registered at the office of the Add. Dist Sub-Registrar Jalpaiguri, for valuable consideration.

Thereafter SMT. CHANDRANI PAUL & SRI NITAI ROY, mutated and recorded their said total piece of land in the office of the B.L. & L.R.O, Sadar, Jalpaiguri and became a recorded owner of the of **L.R. Khatian No. 910 & 911 in L.R. Plot No. 43**, consist of total land measuring 6.29 Katha in within Mouza Kharia, J.L. No. 5(7), Sheet No. 19 (R.S.) 19 (L.R), Pargana Baikunthapur, Police Station & District Jalpaiguri and they have got permanent, heritable and transferrable right, title and interest therein, free from all encumbrances, charges, mortgages, attachments, demands, lispendences 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.

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., Rajganj, as enclosed herewith, it appears that the name of SMT. CHANDRANI PAUL & SRI NITAI ROY have duly been recorded in the R.O.R., Sadar, Jalpaiguri, consisting of **L.R. Plot no. 43 in L.R Khatian no. 910 & 911 (L.R) in Mouza Kharia, Dist Jalpaiguri** and the said Plot no. 43 has been classified as BASTU.

From the copy of Rent Receipt, produced before me and enclosed herewith, it appears that Rent/Land Revenue has been paid up to 1431 B.S. for the said total Land.

Cont...





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(04)

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

03) OPINION :

- a) From the documents, it is appeared that SMT. CHANDRANI PAUL & SRI NITAI RO, have duly mutated and recorded their said total piece of land in the office of the B.L. & L.R.O, Sadar, Jalpaiguri and became a recorded owner of the of L.R Khatian no. 910 & 911 (L.R), consist of total land measuring 6.29 Katha.
- 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 Khatian issued from B.L. & L.R.O. Raiganj, it appears that the land in question is classified as "BASTU".
- e) I certify that the above Title Deed 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
5/3/26
(SOMA PAUL)
Advocate/Siliguri.

