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Date: 08/03/26

TO WHOM IT MAY CONCERN

Search herein is made in respect of the land of SMT. MANJULA GHOSH, wife of Late Sadhan Kumar Ghosh, Hindu by religion, Householding by occupation, Indian by Nationality, resident of S.N. Dutta Sarani, Lake Town West, P.O. & P.S. Bhakti Nagar, Pin 739007, Dist. Jalpaiguri, to ascertain as to whether any transfer is made in respect to the land measuring 5 Katha, appertaining to and forming part of Plot No. 142 (R.S.) 43 (L.R.), recorded in Khatian No. 823 (R.S.) 259 (L.R.), of Mouza Dabgram, J.L. No. 2, Sheet No. 15 (R.S.) 163 (L.R.), identified as Holding No. 104/367 of Ward No. 33 of the Siliguri Municipal Corporation, situated at S.N. Dutta Sarani, Sree Maa Sarani by Lane, Lake Town, within the jurisdiction of Police Station Bhakti Nagar, now New Jalpaiguri, Dist. 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 :-

2) DESCRIPTION OF LAND :-

ALL THAT PIECE OR PARCEL of homestead land measuring 5 Katha, appertaining to and forming part of Plot No. 142 (R.S.) 43 (L.R.), recorded in Khatian No. 823 (R.S.) 259 (L.R.), of Mouza Dabgram, J.L. No. 2, Sheet No. 15 (R.S.) 163 (L.R.), identified as Holding No. 104/367 of Ward No. 33 of the Siliguri Municipal Corporation, situated at S.N. Dutta Sarani, Sree Maa Sarani by Lane, Lake Town, within the jurisdiction of Police Station Bhakti Nagar, now New Jalpaiguri, Dist. Jalpaiguri in the State of West Bengal.

The total land is butted and bounded as follows:

| | | |
|--------------|---|--------------------------------|
| On the North | : | Land of Sri Kamal Chandra Roy; |
| On the South | : | Land of Sri Nagen Sarkar; |
| On the East | : | Land of Sri Kamal Chandra Roy; |
| On the West | : | 18 ft wide SMC 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 KAMAL CHANDRA ROY, Son of Late Tarini Chandra Roy, resident of Old Siliguri, P.S. Rajganj, Dist. Jalpaiguri became the absolute owner-in-possession of a piece of land measuring 1.33 acre, appertaining to and forming part of R.S Plot No. 142 (1.00 acre), 141 (0.16 acre), 144 (0.17 acre), recorded in Khatian No. 823 (R.S), Situated within Mouza Dabgram, J.L. No. 2, Sheet No. 15 (R.S.), Pargana Baikunthapur, Police Station Bhakti Nagar, now New Jalpaiguri, Dist. Jalpaiguri, by virtue of a registered Deed of Sale being No. **I - 2739 for the year of 1973**, recorded in Book No. I, Volume No. 23, Pages from 275 to 277 and the same was registered at the office of the Dist Sub-Registrar, Jalpaiguri, executed by the President, Darjeeling Siliguri Gosala Committee, of Babu Para, Siliguri, P.O. Siliguri Town, P.S. Siliguri, Dist. Darjeeling.

Thereafter, above named SRI KAMAL CHANDRA ROY, sold a piece of land measuring 0.0825 acre or 5 Kathas, out of his total Land measuring 1.33 acre, appertaining to and forming part of R.S Plot No. 142, recorded in R.S. Khatian No. 823, to and in favour of SMT. MANJULA GHOSH, by virtue of a Deed of Sale, executed by him, on 02-081973, being No. **I - 5635 for the year 1973**, recorded in Book No. I, Volume No. 52, Pages from 170 to 171 and registered in the office of the Sadar Joint Sub-Registrar, Jalpaiguri, for valuable consideration.

Thereafter SMT. MANJULA GHOSH, mutated and recorded her said total piece of land in the office of the B.L. & L.R.O, Rajganj, Dist. Jalpaiguri and became a recorded owner of the **L.R. Khatian No. 259 in L.R. Plot No. 43**, consist of total land measuring 0.0803 acre within Mouza Dabgram, J.L. No. 2, Sheet No. 15 (R.S.) 163 (L.R), Pargana Baikunthapur, Police Station Bhakti Nagar, now New Jalpaiguri, Dist. Jalpaiguri and she has 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 she has 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., Rajganj, as enclosed herewith, it appears that the name of SMT. MANJULA GHOSH have duly been recorded in the R.O.R., Sadar, Jalpaiguri, consisting of **L.R. Plot no. 43 in L.R Khatian no. 259 (L.R) in Mouza Dabgram-163**, 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 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 SMT. MANJULA GHOSH, have duly mutated and recorded her said total piece of land in the office of the B.L. & L.R.O, Rajganj, Dist. Jalpaiguri and became a recorded owner of the of **L.R Khatian no. 259 (L.R)**, consist of total land measuring 0.0803 acre.
- 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. Rajganj, it appears that the land in question is classified as "BASTU".



Cont...



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(04)

- 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
08/03/26
(SOMA PAUL)
Advocate/Siliguri