

Ref.

Date. 09-07-2023

TO WHOM IT MAY CONCERN

I examined the available documents in respect of the land of “**M/S M.N. BUILDERS**”, A Partnership firm, having its office at Saratnagar, Shivmandir, P.O. New Rangia, P.S. Matigara, Sub-Division Siliguri and Addl. District Sub-Registry Office Siliguri II at Bagdogra, in the District of Darjeeling, Represented by its partners **(1) Md Mokim Ansari**, Son of Late Nasiruddin Ansari, Muslim by religion, Business by Occupation , resident of Saratnagar, P.O. New Rangia, P.S. Matigara, Sub-Division Siliguri, in the District of Darjeeling and **(2) NASHRIN BEGAM ANSARI**, wife of Md Mokim Ansari, Muslim by religion, Business by occupation, resident of Saratnagar, P.O. New Rangia, P.S. Matigara, Sub-Division Siliguri, Dist. Darjeeling.

On perusal of the documents produced before me, prima facie, it transpires to me as follows:-

1. PARTICULARS OF DOCUMENTS EXAMINED BY ME:-

- A) Xerox copy of deed of conveyance being no. 2722 for the year 2018, registered at A.D.S.R. Office, Bagdogra.
- B) Xerox copy of deed of conveyance being No. Deed No. 9757 for the year 2021 registered at A.D.S.R. Office, Bagdogra.
- C) Xerox copy of deed of conveyance being No. Deed No. 2033 for the year 2018 registered at A.D.S.R. Office, Bagdogra.

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- D) Xerox copy of deed of conveyance being No. Deed No. 2034 for the year 2018 registered at A.D.S.R. Office, Bagdogra.
- E) Xerox copy of deed of conveyance being no. 4280 dated 1966 registered at A.D.S.R. Office, Siliguri.
- F) Xerox copy of deed of conveyance being no. 178 dated 1967 registered at A.D.S.R. Office, Siliguri.
- G) Xerox copy of deed of conveyance being no. 4580 dated 1984 registered at A.D.S.R. Office, Siliguri.
- H) Xerox copy of deed of conveyance being no. 4581 dated 1984 registered at A.D.S.R. Office, Siliguri.
- I) Copy of Khatian vide nos. 12188, 12195,12196,12215,12216, 12228 and 13475 in the name of "M/S M.N. BUILDERS" within Mouza- Baramohan Singh, J.L. No. 71, under P.S.- Matigara, Dist. - Darjeeling.
- J) Copy of Legal heirs Certificate of Late Fulmaya Rai, w/o Late Laldhan Rai, issued by Atharakhai Gram Panchayat, P.O. Kadamtala, P.S. Matigara, Dist. Darjeeling, dated 04/04/2018.
- K) Copy of Legal heirs Certificate of Late Man Bahadur Rai, S/o Late Laldhan Rai, issued by Atharakhai Gram Panchayat, P.O. Kadamtala, P.S. Matigara, Dist. Darjeeling, dated 26/12/2016.

2. DESCRIPTION OF LAND:-

All that piece or parcel of land measuring about 0.205 Acre recorded in Khatian Nos. 12188, 12195, 12196, 12215, 12216, 12228, 13475 (L.R.), Plot No. - 1115 & 1116 (LR), within Mouza- Baramohan Singh, J.L. No.-71, P.S.- Matigara, Dist.- Darjeeling.



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The said land is butted and bounded as follows:-

The said land is butted and bounded as follows:

By the North : Land building of Amit Tower,

By the South : Road,

By the East : Land of Bimal Dey & others,

By the West : Land of Goutam Chatterjee.

4. OPINION:-

a) that from the documents submitted to me apparently I did not find anything adverse in respect of the land.

b) that the land in question is not affected by Urban Land (Ceiling Regulation) Act 1976.

c) that from the copy of khatian produced before me the land in question is not vested one.

ENCLO. :-

As stated in clause 1 above.

Shalu Singha

Advocate, Siliguri.

