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Room No.6

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Ref: MARCH/125/2026

Date: 16.03.2026

SUB: TITLE INVESTIGATION REPORT

Re: Search-Cum-Title investigation opinion of all that piece or parcel of Land measuring 1.096 Acres appertaining to and forming part of R.S. Plot Nos. 1897, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1929, 1930 & 1933, corresponding to L.R. Plot Nos. 2926, 2929, 2930, 2933, 2939, 2940, 2941, 2961, 2962 & 2965, recorded in R.S. Khatian Nos. 217, 219, 221 & 222, corresponding to L.R. Khatian Nos. 6460, 9719, 82, 24709, 24705, 17682 & 24701, Situated within Mouza Sahar Coochbehar, J.L. No. 130, Under Coochbehar Municipality Area Ward No. 04, Registry office of the Additional District Sub-Registrar Sadar, Coochbehar, Within the jurisdiction of P.S. Kotwali, District Coochbehar, property is belongs to (1) **Sri Bhushan Singh**, Son of Late Ramji Singh, (2) **Sri Amar Singh**, Son of Late Ramji Singh, (3) **Smt. Sadhana Singh**, Wife of Sri Bhushan Singh, all are residing at Shibendra Narayan Road, Gowalpatti, Singh Bhila, P.O. & P.S. Coochbehar, Pin No. 736101, District Coochbehar (W.B.).

1. Source of Ownership

(A) Whereas one Sri Ramji Singh, Son of Sri Tipan Singh, was the absolute recorded owner of vas area of landed properties, recorded in R.S. Khatian Nos. 217, 219 & 222, appertaining to part of R.S. Plot Nos. 1897, 1921, 1924, 1914, 1917, 1915, 1916, 1920 & Others, situated within Mouza Sahar Coochbehar, J.L. No. 130, Within the jurisdiction of P.S. Kotwali, District Coochbehar, and the record was published on the year of 1958 during the Revisional Settlement Survey held by the Government of West Bengal, since then in his actual and physical possession, having permanent, heritable and transferable right, title and interest therein.

Whereas being owner in such possession said Ramji Singh, Son of Late Tipan Singh, died intestate leaving behind him, his wife namely (1) Smt. Tara Singh, and four sons namely (2) Sri Sadan Singh, (3) Sri Madan Singh, (4) Sri Bhushan Singh, (5) Sri Amar Singh, as his only Legal heirs and successors as per provision of Hindu Succession Act, 1956. Accordingly by virtue of inheritance the above named legal heirs became the joint owners of aforesaid landed properties, each having 1/5th share of the said property, since then in their khas actual and physical possession having permanent, heritable and transferable right, title and interest therein.

Whereas being the owner in such possession said Smt. Tara Singh died intestate leaving behind her four sons namely (1) Sri Sadan Singh, (2) Sri Madan Singh, (3) Sri Bhushan Singh, (4) Sri Amar Singh, as her only Legal heirs and successors as per the provisions of the Hindu Succession Act, 1956. Accordingly, by virtue of inheritance, the above-named legal heirs became the joint owners of the aforesaid landed properties, each having 1/4th share of the said property, since then in their khas actual and physical possession, having permanent, heritable and transferable right, title and interest therein.

Whereas being the owner in such possession said Sadan Singh, also died in unmarried condition intestate leaving behind him, his three brothers namely (1) Sri Madan Singh, (2) Sri Bhushan Singh, (3) Sri Amar Singh, as her only Legal heirs and successors as per the provisions of the Hindu Succession Act, 1956. Accordingly, by virtue of inheritance, the above-named legal heirs became the joint owners of the aforesaid landed properties, each having 1/3rd share of the said property, since then in their khas actual and physical possession, having permanent, heritable and transferable right, title and interest therein.

Whereas being owner in such possession said (1) Sri Madan Singh, (2) Sri Bhushan Singh, (3) Sri Amar Singh, all are sons of Late Ramji Singh, executed a registered Deed of Partition being No. I-4693 for the year of 1992 recorded in Book No. I Volume No. 34 Pages from 225 to 232 registered at the office of the Additional District Sub-Registrar Sadar, Coochbehar, and whereby Sri Bhushan Singh had acquired the Land measuring 12 Kathas 2 Dhur under R.S. Khatian No. 222, R.S. Plot Nos. 1916, 1917 & 1920, Sri Madan Singh had acquired the Land measuring 12 Kathas 2 Dhur under R.S. Khatian No. 222, R.S. Plot



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Nos. 1916, 1917 & 1920, and Sri Amar Singh had acquired the Land measuring 12 Kathas 2 Dhur under R.S. Khatian No. 222, R.S. Plot No. 1916, 1917 & 1920.

Whereas being owner in such possession said Sri Madan Singh, Son of Late Ramji Singh, transferred his share of Land measuring 0.307 Acre or 18 Katha 12 Dhur out of which Land measuring 12 Kathas 2 Dhur under R.S. Khatian No. 222, appertaining to part of R.S. Plot No. 1916, 1917 & 1920, corresponding to L.R. Plot Nos. 2130 & 2933 which he had acquired by virtue of aforesaid Deed of Partition being No. I-4693 for the year of 1992 & remaining Land measuring 6 Katha 10 Dhur, under R.S. Khatian Nos. 217 & 219, appertaining to part of R.S. Plot Nos. 1897 & 1921, corresponding to L.R. Plot Nos. 2939, 2940 & 2941, which he had acquired by virtue of inheritance of his deceased father namely Ramji Singh, Situated within Mouza Sahar Coochbehar, J.L. No. 130, Thak No. 914, Within the jurisdiction of P.S. Kotwali, District Coochbehar, to and in favour of his brothers namely (1) Sri Bhushan Singh, (2) Sri Amar Singh, both are sons of Late Ramji Singh, by virtue of registered Deed of Gift being No. I-1842 for the year of 2005 recorded in Book No. I Volume No. 40 Pages from 164 to 170 and same was registered at the office of District Sub-Registrar Coochbehar.

(B) (i) Whereas Smt. Sadhana Singh, Wife of Sri Bhushan Singh, had purchased a plot of Land measuring 5 Katha or 0.083 Acre, recorded in R.S. Khatian No. 222, appertaining to part of R.S. Plot No. 1914 & 1915, Situated within Mouza Sahar Coochbehar, J.L. No. 130, Thak No. 914, Within the jurisdiction of P.S. Kotwali, District Coochbehar, by virtue of registered Deed of Sale being No. I-850 for the year of 1990 recorded in Book No. I and same was registered at the office of Additional District Sub-Registrar Sadar, Coochbehar, executed by (1) Sri Kali Charan Koyori, (2) Sri Ram Piyari Koyori, (3) Sri Dulal Koyori, (4) Sri Laxman Koyori, all are sons of Late Ayodha Koyori.

Whereas one Smt. Aloka Saha, Wife of Sri Santosh Kumar Saha, purchased a plot of Land measuring 1 Katha 10 ½ Dhur, recorded in R.S. Khatian No. 222, appertaining to part of R.S. Plot Nos. 1915, Situated within Mouza Sahar Coochbehar, J.L. No. 130, Thak No. 914, Within the jurisdiction of P.S. Kotwali, District Coochbehar, by virtue of registered Deed of Sale being No. I-7963 for the year of 1984 recorded in Book No. I Volume No. 47 Pages from 44 to 47 and same was registered at the office of District Sub-Registrar, Coochbehar, executed by Sri Raj Narayan Das, Son of Sri Mani Lal Das.

Whereas said Smt. Aloka Saha, Wife of Sri Santosh Kumar Saha, also purchased another plot of Land measuring 11 Kathas 10 Dhur, recorded in R.S. Khatian No. 222, appertaining to part of R.S. Plot No. 1915, Situated within Mouza Sahar Coochbehar, J.L. No. 130, Thak No. 914, Within the jurisdiction of P.S. Kotwali, District Coochbehar, by virtue of registered Deed of Sale being No. I-7964 for the year of 1984 recorded in Book No. I Volume No. 47 Pages from 48 to 50 and same was registered at the office of District Sub-Registrar, Coochbehar, executed by Sri Raj Narayan Das, Son of Sri Mani Lal Das.

Whereas being owner in such possession said Smt. Aloka Saha, Wife of Sri Santosh Kumar Saha, sold and transferred her Land measuring 2 Katha 10 Dhur out of her total landed property, recorded in R.S. Khatian No. 222, appertaining to part of R.S. Plot Nos. 1914 & 1915, Situated within Mouza Sahar Coochbehar, J.L. No. 130, Thak No. 914, Within the jurisdiction of P.S. Kotwali, District Coochbehar, to and in favour of Smt. Sadhana Singh, Wife of Sri Bhushan Singh, by virtue of registered Deed of Sale being No. I-390 for the year of 1997 recorded in Book No. I Volume No. 5 Pages from 40 to 44 and same was registered at the office of District Sub-Registrar, Coochbehar.

(C) Whereas one Sri Jogyaram Tiwari, Son of Aditya Prasad Tiwari, was the absolute recorded owner of Landed properties, under R.S. Khatian No. 221, appertaining to part of R.S. Plot Nos. 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934 & Others, situated within Mouza Sahar Coochbehar, J.L. No. 130, Within the jurisdiction of P.S. Kotwali, District Coochbehar, and the record was published on the year of 1958 during



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the Revisional Settlement Survey held by the Government of West Bengal, since then in his actual and physical possession, having permanent, heritable and transferable right, title and interest therein.

Whereas being the owner in such possession, said Jogyaram Tiwari, died intestate leaving behind him his three sons, namely (1) Sri Purnendu Naryan Tiwari, (2) Sri Anugrah Tiwari, (3) Sri Kaustav Narayan Tiwari, all are sons of Late Jogyaram Tiwari, as his only Legal heirs and successors as per provision of Hindu Succession Act, 1956. Accordingly, by virtue of inheritance, the above-named legal heirs became the joint owners of the aforesaid landed properties, each having a 1/3rd share of the said property, since then in their khas actual and physical possession, having permanent, heritable and transferable right, title and interest therein.

Whereas being owner in such possession said (1) Sri Purnendu Naryan Tiwari, (2) Sri Anugrah Tiwari, (3) Sri Kaustav Narayan Tiwari, all are sons of Late Jogyaram Tiwari @ Jagyabal Tiwari, transferred their Land measuring 3 Katha 5 Dhur out of their total landed property, recorded in R.S. Khatian No. 221, corresponding to L.R. Khatian No. 7410, appertaining to part of R.S. Plot Nos. 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, corresponding to L.R. Plot Nos. 2959 (Area measuring 0.002 Acre), 2960 (Area measuring 0.0046 Acre), 2961 (Area measuring 0.01 Acre), 2962 (Area measuring 0.007 Acre), 2963 (Area measuring 0.005 Acre), 2964 (Area measuring 0.011 Acre), 2965 (Area measuring 0.009 Acre) & 2966 (Area measuring 0.005 Acre), Situated within Mouza Sahar Coochbehar, J.L. No. 130, Under Ward No. 4 of Coochbehar Municipality, Within the jurisdiction of P.S. Kotwali, District Coochbehar, to and in favour of namely Sri Bhushan Singh, Son of Late Ramji Singh, by virtue of registered Deed of Gift being No. I-523 for the year of 2021 recorded in Book No. I Volume No. 801 Pages from 8223 to 8241 and same was registered at the office of District Sub-Registrar, Coochbehar.

Whereas being owner in such possession said (1) Sri Purnendu Naryan Tiwari, (2) Sri Anugrah Tiwari, (3) Sri Kaustav Narayan Tiwari, all are sons of Late Jogyaram Tiwari @ Jagyabal Tiwari, transferred their Land measuring 3 Katha 5 Dhur out of their total landed property, recorded in R.S. Khatian No. 221, corresponding to L.R. Khatian No. 7410, appertaining to part of R.S. Plot Nos. 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, corresponding to L.R. Plot Nos. 2959 (Area measuring 0.002 Acre), 2960 (Area measuring 0.0046 Acre), 2961 (Area measuring 0.01 Acre), 2962 (Area measuring 0.007 Acre), 2963 (Area measuring 0.005 Acre), 2964 (Area measuring 0.011 Acre), 2965 (Area measuring 0.009 Acre) & 2966 (Area measuring 0.005 Acre), Situated within Mouza Sahar Coochbehar, J.L. No. 130, Under Ward No. 4 of Coochbehar Municipality, Within the jurisdiction of P.S. Kotwali, District Coochbehar, to and in favour of Sri Amar Singh, Son of Late Ramji Singh, by virtue of registered Deed of Gift being No. I-520 for the year of 2021 recorded in Book No. I Volume No. 801 Pages from 8282 to 8301 and same was registered at the office of District Sub-Registrar, Coochbehar.

Whereas being owner in such possession said (1) Sri Purnendu Naryan Tiwari, (2) Sri Anugrah Tiwari, (3) Sri Kaustav Narayan Tiwari, all are sons of Late Jogyaram Tiwari @ Jagyabal Tiwari, transferred their Land measuring 3 Katha 5 Dhur out of their total landed property, recorded in R.S. Khatian No. 221, corresponding to L.R. Khatian No. 7410, appertaining to part of R.S. Plot Nos. 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, corresponding to L.R. Plot Nos. 2959 (Area measuring 0.002 Acre), 2960 (Area measuring 0.0046 Acre), 2961 (Area measuring 0.01 Acre), 2962 (Area measuring 0.007 Acre), 2963 (Area measuring 0.005 Acre), 2964 (Area measuring 0.011 Acre), 2965 (Area measuring 0.009 Acre) & 2966 (Area measuring 0.005 Acre), Situated within Mouza Sahar Coochbehar, J.L. No. 130, Under Ward No. 4 of Coochbehar Municipality, Within the jurisdiction of P.S. Kotwali, District Coochbehar, to and in favour of Smt. Sadhana Singh, Wife of Sri Bhushan Singh, by virtue of registered Deed of Gift being No. I-518 for the year of 2021 recorded in Book No. I Volume No. 801 Pages from 7881 to 7900 and same was registered at the office of District Sub-Registrar, Coochbehar.



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Whereas being owner in such possession said (1) Sri Bhushan Singh, Son of Late Ramji Singh, (2) Sri Amar Singh, Son of Late Ramji Singh, (3) Smt. Sadhana Singh, Wife of Sri Bhushan Singh, had mutated their names at the office of the B.L. & L.R.O. Pundibari, Coochbehar-II in respect of their respective share of aforesaid landed properties and therefore seven separate khatian had been issued in their favour vide L.R. Khatian Nos. 6460, 9719, 82, 24709, 24705, 17682, 24701, and since then in their khas actual and physical possession, having permanent, heritable and transferable right, title and interest therein.

Whereas being owners in such possession, said (1) Sri Bhushan Singh, Son of Late Ramji Singh, (2) Sri Amar Singh, Son of Late Ramji Singh, (3) Smt. Sadhana Singh, Wife of Sri Bhushan Singh, desirous of constructing building/s or a block-by-block-wise separated residential/ commercial building/ Multistoried Building/s Complex upon the aforesaid landed property as mentioned in Schedule "A" got a building plan sanctioned vide plan no: 04/2020-21 dated 09.05.2020 by the Coochbehar Municipality.

Whereas the owners unable to construct the said building/s, due to lack of funds, experience, expertise, energy and preoccupations and therefore approached the developer herein and had entered into a registered Development Agreement being No. I-080103633 for the year 2022 recorded in Book No. I Volume No. 0801-2022 Pages from 64726 to 64790 and the same was registered at the office of District Sub-Registrar, Coochbehar, with the developer namely "Sandeep G. Realestate Ltd.", a company, represented by one of its Director, namely Sandeep Goyal, Son of Sri Shri Bhagwan Goyal (Developer) in respect of their land measuring 1.096 Acres out of which land measuring 47.7 decimals given by Sri Bhushan Singh, land measuring 47.8 decimals given by Sri Amar Singh & land measuring 14.03 decimals given by Smt. Sadhana Singh and thereafter they and also executed one Development Power of Attorney being No. I-080110573 for the year 2022 recorded in Book No. I Volume No. 0801-2022 Pages from 162332 to 162357 and the same was registered at the office of District Sub-Registrar Coochbehar, in favour of the said developer, and to transfer the developer's allocation/allocated area/s to and in favour of other intending purchaser/s and other matters mentioned therein.

Whereas the owners and the developer in the above-mentioned development agreement, as entered into between them, mutually decided to commercially exploit the said land and construct residential cum commercial building/s thereon as per the terms and conditions mentioned and agreed therein.

Whereas the above-said development agreement and its terms and conditions shall supersede all other documents (if any), including an unregistered supplementary/addendum agreement dated 15.12.2022, which shall be treated as cancelled, null and void and non est. for all intents and purposes, save and except this addendum/indenture/agreement, which shall be treated and serve as an addendum for all intents and purposes and to be read and understood and/or as modified herein, in continuation of the said development agreement being No. I-080103633 for the year 2022, recorded in Book No. I, Volume No. 0801-2022, Pages from 64726 to 64790, registered at the office of District Sub-Registrar, Coochbehar, as entered between the parties herein.

Whereas accordingly, the developer herein, in consultation and with the consent of the owners herein, had submitted and applied to alter, revise and update the said building plan to the Coochbehar Municipality via online platform, e-Grihanaksha - Online Building Plan Approval System (OBPAS) and got sanctioned an altered, revised and updated building plan, vide building permit number: SWS-OBPAS/0401/2024/0280/EXT/1 Dated 17.12.2024, from The Chairman, Coochbehar Municipality, for a Basement plus Ground (elevated), plus 1st to 5th floor (B+G+5) in Wing 1 (COMMERCIAL WING) and Basement plus Ground plus 1st to 6th floor (B+G+6) in Wing 2 (RESIDENTIAL WING).

Whereas being owner in such possession said (1) Sri Bhushan Singh, Son of Late Ramji Singh, (2) Sri Amar Singh, Son of Late Ramji Singh, (3) Smt. Sadhana Singh, Wife of Sri Bhushan Singh along with "Sandeep G. Realestate Ltd.", a company, represented by one of its Director, namely Sandeep Goyal, Son of Sri Shri Bhagwan Goyal, in order to specify the allocation of the developer & owners they further entered

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into a registered Addendum of Development Agreement being No. I-9703 for the year of 2025 rcorde in Book No. I Volume No. 801 Pages from 151283 to 151318 registered at the office of the District Sub-Registrar Coochbehar, and as per said agreement 42% proportionate share of the Owners allocation, the said Sri Bhushan Singh & Smt. Sadhana Singh (Group I) according to their land holding ratio has 18.3% and 5.4% of proportionate share respectively which equals to 23.7% and Sri Amar Singh (Group II) has 18.3% proportionate share in the said subject land of the said Development Agreement and accordingly the above said Owners do hereby mutually agree and accept to the proportionate allocation percentage of their respective shares of the Owners allocation out of the total 42% and it has been mutually agreed and accepted between the above said Owners Sri Bhushan Singh, Sri Amar Singh & Smt. Sadhana Singh that they shall never dispute the above-said proportionate allocation percentage of the Owners allocation/s as stated herein above.

Throcafter the said developer namely "Sandeep G. Realestate Ltd.", a company, represented by one of its Director, namely Sandeep Goyal, Son of Sri Shri Bhagwan Goyal, started to construct the said Basement plus Ground (elevated), plus 1st to 5th floor (B+G+5) in Wing 1 (COMMERCIAL WING) and Basement plus Ground plus 1st to 6th floor (B+G+6) in Wing 2 (RESIDENTIAL WING) under the name and style of "MAYFAIR ROYAL" upon the land measuring 1.096 Acres as per building plan, vide building permit number: SWS-OBPAS/0401/2024/0280/EXT/1 Dated 17.12.2024, from The Chairman, Coochbehar Municipality.

A : LIST OF DOCUMENTS STUDIED :-

- a) Photocopy of Addendum Development Agreement being No. I-9703 for the year 2025 recorded in Book No. I Volume No. 801 Pages from 151283 to 151318 and the same was registered at the office of District Sub-Registrar, Coochbehar, executed between (1) Sri Bhushan Singh, Son of Late Ramji Singh, (2) Sri Amar Singh, Son of Late Ramji Singh, (3) Smt. Sadhana Singh, Wife of Sri Bhushan Singh (as land owners) along with "Sandeep G. Realestate Ltd", a company, represented by one of its Director, namely Sandeep Goyal, Son of Sri Shri Bhagwan Goyal (as developer).
- b) Photocopy of Development Agreement being No. I-3633 for the year 2022 recorded in Book No. I Volume No. 801 Pages from 64726 to 64790 and the same was registered at the office of District Sub-Registrar, Coochbehar, executed between (1) Sri Bhushan Singh, Son of Late Ramji Singh, (2) Sri Amar Singh, Son of Late Ramji Singh, (3) Smt. Sadhana Singh, Wife of Sri Bhushan Singh (as land owners) along with "Sandeep G. Realestate Ltd", a company, represented by one of its Director, namely Sandeep Goyal, Son of Sri Shri Bhagwan Goyal (as developer).
- c) Photocopy of Development Power of Attorney being No. I-10573 for the year 2022 recorded in Book No. I, Volume No. 0801-2022, Pages from 162332 to 162357, and the same was registered at the office of District Sub-Registrar Coochbehar, in favour of Sri Sandeep Goyal, Son of Sri Shree Bhagwan Goyal, director of "Sandeep G. Realestate Ltd", a company.
- d) Photocopy of R.S. Khatian Nos. 217, 219 & 222 in the name of Sri Ramji Singh, Son of Tipan Singh.
- e) Photocopy of R.S. Khatian No. 221 in the name of Sri Jogyaram Tiwari, Son of Aditya Prasad Tiwari.
- f) Photocopy of Deed of Partition being No. I-4693 for the year of 1992 recorded in Book No. I Volume No. 34 Pages from 225 to 232 and the same was registered at the office of the Additional District

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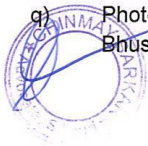
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Sub-Registrar Sadar, Coochbehar, executive between (1) Sri Bhusan Singha, Son of Late Ramji Singh, (2) Sri Madan Singh, (3) Sri Amar Singh, all are sons of Late Ramji Singh.

- g) Photocopy of Deed of Gift being No. I-1842 for the year of 2005 recorded in Book No. I Volume No. 40 Pages from 164 to 170 and same was registered at the office of District Sub-Registrar Coochbehar, to and in favour of (1) Sri Bhushan Singh, (2) Sri Amar Singh, both are sons of Late Ramji Singh.
- h) Photocopy of Deed of Sale being No. I-850 for the year of 1990 recorded in Book No. I and same was registered at the office of Additional District Sub-Registrar Sadar, Coochbehar, in the name of Smt. Sadhana Singh, Wife of Sri Bhushan Singh.
- i) Photocopy of Deed of Sale being No. I-7963 for the year of 1984 recorded in Book No. I Volume No. 47 Pages from 44 to 47 and same was registered at the office of District Sub-Registrar, Coochbehar, in the name of Smt. Aloka Saha, Wife of Sri Santosh Kumar Saha.
- j) Photocopy of Deed of Sale being No. I-7964 for the year of 1984 recorded in Book No. I Volume No. 47 Pages from 48 to 50 and same was registered at the office of District Sub-Registrar, Coochbehar, in the name of Smt. Aloka Saha, Wife of Sri Santosh Kumar Saha.
- k) Photocopy of Deed of Sale being No. I-390 for the year of 1997 recorded in Book No. I Volume No. 5 Pages from 40 to 44 and same was registered at the office of District Sub-Registrar, Coochbehar, in the name of Smt. Sadhana Singh, Wife of Sri Bhushan Singh.
- l) Photocopy of Deed of Gift being No. I-518 for the year of 2021 recorded in Book No. I Volume No. 801 Pages from 7881 to 7900 and same was registered at the office of District Sub-Registrar, Coochbehar, in the name of Smt. Sadhana Singh, Wife of Sri Bhushan Singh.
- m) Photocopy of Deed of Gift being No. I-520 for the year of 2021 recorded in Book No. I Volume No. 801 Pages from 8282 to 8301 and same was registered at the office of District Sub-Registrar, Coochbehar, in the name of Sri Amar Singh, Son of Late Ramji Singh.
- n) Photocopy of Deed of Gift being No. I-523 for the year of 2021 recorded in Book No. I Volume No. 801 Pages from 8223 to 8241 and same was registered at the office of District Sub-Registrar, Coochbehar, in the name of Sri Bhushan Singh, Son of Late Ramji Singh.
- o) Photocopy of Legal Heirs Affidavit of Ramji Singh, Tara Singh @ Tara Devi Singh & Sadan Singh from the Ld/ Executive Magistrate ay Coochbehar.
- p) Photocopy of Legal Heirs Affidavit of Jagyaram Tiwari from the Executive Magistrate Siliguri.
- q) Photocopy of L.R. Khatian Nos. 24705 & 9719, in the name of Smt. Sadhana Singh, Wife of Sri Bhushan Singh.



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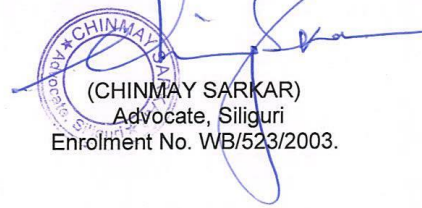
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- r) Photocopy of Online-Portal L.R. Khatian No. 24705, & 9719 in the name of Smt. Sadhana Singh, Wife of Sri Bhushan Singh.
- s) Photocopy of L.R. Khatian No. 24709 & 6460 in the name of Sri Bhushan Singh, Son of Late Ramji Singh.
- t) Photocopy of Online-Portal L.R. Khatian No. 24709 & 6460 in the name of Sri Bhushan Singh, Son of Late Ramji Singh.
- u) Photocopy of L.R. Khatian No. 24701, 82 & 17682 in the name of Sri Amar Singh, Son of Late Ramji Singh.
- v) Photocopy of Online Portal L.R. Khatian No. 24701, 82 & 17682 in the name of Sri Amar Singh, Son of Late Ramji Singh.
- w) Photocopy of Sanctioned Building Plan, vide permit number: SWS-OBPAS/0401/2024/0280/EXT/1 approved from The Chairman, Coochbehar Municipality, in the name of (1) Sri Bhushan Singha, Son of Late Ramji Singh, (2) Sri Madan Singh, (3) Sri Amar Singh, all are sons of Late Ramji Singh.
- x) Photocopy of Fire License vide Memo No. 0125186220400059 in the name of (1) Sri Bhushan Singha, Son of Late Ramji Singh, (2) Sri Madan Singh, (3) Sri Amar Singh, all are sons of Late Ramji Singh.

I certify that (1) **Sri Bhushan Singh**, Son of Late Ramji Singh, (2) **Sri Amar Singh**, Son of Late Ramji Singh, (3) **Smt. Sadhana Singh**, Wife of Sri Bhushan Singh, all are residing at Shibendra Narayan Road, Gawalpatti, Singh Bhila, P.O. & P.S. Coochbehar, Pin No. 736101, District Coochbehar (W.B.), have/has absolute, clear and marketable title over the schedule property/(ies). I further certify that the above title deed/s is / are genuine, the property is free from all encumbrances.

This opinion is being given relying upon the contents of the documents submitted to me and after causing the searches as aforesaid and I certified that the property is SARFAESI complaint & clear and marketable.


(CHINMAY SARKAR)
Advocate, Siliguri
Enrolment No. WB/523/2003.