

**JUGAL SANGHAI**  
**ADVOCATE, SILIGURI COURT**

**Date: 21<sup>ST</sup> FEBRUARY 2026.**

**NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE**

Ref:- An area of land measuring **198.4835 Decimal** appertaining to R.S. Plot No. **132, 133/369, 131** corresponding to L.R. Plot No. 526, 527 of Mouza **DABGRAM** of R.S. Sheet No.5 corresponding to L.R. Sheet No. 4, J.L No. 2 recorded in the **R.S. Khatian No. 83/1, 282/5, 282/3** corresponding to L.R. Khatian No. 720, 3468, 3139, 3172, P.S. **BHAKTINAGAR**, Situated at Jyoti Nagar, SMC Ward No. 42, District- **JALPAIGURI** under the jurisdiction of registration office Additional District Sub Registrar, Bhaktinagar, Siliguri Municipal Corporation.

**PRESENTLY OWNED BY:-**

- 1.SHITAL ICE FACTORY AND COLD STORAGE**, a Partnership firm,
- 2.SURAJ BULDCON PRIVATE LIMITES**, a Private Limited Company
- 3. SRI RANJIT SINGH**,
- 4. TULSA HOLDINGS**,

I have caused necessary searches in the office of the Additional District Sub Registrar, Bhaktinagar and the District Sub Registrar, Jalpaiguri for the period 2008 to 2026 and have also seen the Mutation in their respective names with the office of the Block Land & Land Reform Office, Rajganj and other relevant documents in respect of the aforesaid land.

The above-named owners of the land namely **SHITAL ICE FACTORY AND COLD STORAGE, SURAJ BULDCON PRIVATE LIMITES, SRI RANJIT SINGH and TULSA HOLDINGS** acquired the aforesaid land measuring 198.4835 Decimal in the following manner:

**I.**

**THAT** the above named **SHITAL ICE FACTORY AND COLD STORAGE** acquired a piece and parcel of land measuring 182 Decimal appertaining to and forming part of R.S. Plot No. 132, 133/369, 131 of Mouza – Dabgram of Sheet No. 5(RS) recorded in Khatian No. 83/1, 282/5, 282/3(RS) P.S. Bhaktinagar in the District of Jalpaiguri as more fully described in the Schedule-A herein below by virtue of a Deed of Conveyance duly registered in the Office of District Sub Registrar, Jalpaiguri duly executed by **BILAT MISHRA** recorded in the Book No. I, being Document No. 1119 for the year 1964.

**THAT** possessing the aforesaid land the above named **SHITAL ICE FACTORY AND COLD STORAGE** prayed for the mutation of the aforesaid landed property in its names with the office of the B.L.& L.R.O., Rajganj and after verifying the Deed and documents duly mutated the said land and opened up L.R. Khatian No. 720 in its name.

**II.**

**THAT** the above named **SURAJ BUILDCON PRIVATE LIMITED** acquired all that piece and parcel of land measuring 3.33 Katha appertaining to R.S. Plot No. 132 of Sheet No. 5 (R.S.) of Mouza – Dabgram recorded in Khatian No. 83/1(R.S.), in the District of Jalpaiguri by virtue of a Deed of Conveyance executed by **SMT ANNU RANI SINGH** duly registered in the Office of the Additional District Sub Registrar, Bhaktinagar recorded in the Book No. I, being Document No. 1991 for the year 2024.

**THAT** the above-named **SURAJ BUILDCON PRIVATE LIMITED** became the sole and absolute owner of the aforesaid land measuring 3.33 Katha more fully described in the Schedule- C herein below and possessing the said Schedule- C land prayed for the mutation of the aforesaid landed property in its name with the office of the B.L.&L.R.O., Rajganj and after verifying the Deed and documents duly mutated the said land and opened up L.R. Khatian No. 3139 in its name.

**III.**

**THAT** one **SATYA NARAYAN SHARMA** sold the aforesaid land measuring 3.33 katha appertaining to R.S. Plot No.133/369 recorded in R.S. Khatian No. 83/1 of Mouza – Dabgram of Sheet No.5, J.L. No. 02 under the jurisdiction of Bhaktinagar Police Station in the District of Jalpaiguri to **RAJ MANGAL SINGH** and executed a Deed of Conveyance duly registered in the office of the Additional District Sub registrar, Jalpaiguri recorded in the Book No. I, being Document No. 477 for the year 1999.

**THAT** possessing the aforesaid land and other movable and immovable properties the above-named Raj Mangal Singh died intestate leaving behind his wife **SMT POOJNI DEVI SINGH**, two sons **SRI RANJIT KUMAR SINGH, SRI RANBIJAY SINGH** and two daughters **SMT BIJETA KUMARI SINGH and SMT PRIYANKA SINGH** to inherit all his movable and immovable properties.

**THAT** the above named **SMT PRIYANKA SINGH** gifted her inherited share in the aforesaid land measuring 0.666 katha or 0.010988 acre appertaining to R.S. Plot No.133/369 recorded in R.S. Khatian No. 83/1 of Mouza – Dabgram of Sheet No.5, J.L. No. 02 under the jurisdiction of Bhaktinagar Police Station in the District of Jalpaiguri to her brother **SRI RANJIT KUMAR SINGH** and executed a Deed of Gift duly registered in the office of the Additional District Sub Registrar, Bhaktinagar recorded in the Book No. I, being Document No. 4275 for the year 2024.

**THAT** the above named **SMT BIJETA KUMARI SINGH** gifted her inherited share in the aforesaid land measuring 0.666 katha or 0.010988 acre appertaining to R.S. Plot No.133/369 recorded in R.S. Khatian No. 83/1 of Mouza – Dabgram of Sheet No.5, J.L. No. 02 under the jurisdiction of Bhaktinagar Police Station in the District of Jalpaiguri to her brother **SRI RANJIT KUMAR SINGH** and executed a Deed of Gift duly registered in the office of the Additional District Sub Registrar, Bhaktinagar recorded in the Book No. I, being Document No. 5089 for the year 2024.

**THAT** the above named **SMT POOJNI DEVI SINGH** gifted her inherited share in the aforesaid land measuring 0.666 katha or 0.010988 acre appertaining to R.S. Plot No.133/369 recorded in R.S. Khatian No. 83/1 of Mouza – Dabgram of Sheet No.5, J.L. No. 02 under the jurisdiction of Bhaktinagar Police Station in the District of Jalpaiguri to her son **SRI RANJIT KUMAR SINGH** and executed a Deed of Gift duly registered in the office of the Additional District Sub Registrar, Bhaktinagar recorded in the Book No. I, being Document No. 5414 for the year 2024.

**THAT** the above named **SRI RANBIJAY SINGH** gifted his inherited share in the aforesaid land measuring 0.666 katha or 0.010988 acre appertaining to R.S. Plot No.133/369 recorded in R.S. Khatian No. 83/1 of Mouza – Dabgram of Sheet No.5, J.L. No. 02 under the jurisdiction of Bhaktinagar Police Station in the District of Jalpaiguri to his brother **SRI RANJIT KUMAR SINGH** and executed a Deed of Gift duly registered in the office of the Additional District Sub Registrar, Bhaktinagar recorded in the Book No. I, being Document No. 8381 for the year 2024.



**THAT** the above-named **SRI RANJIT KUMAR SINGH** became the sole and absolute owner of the aforesaid land measuring 3.33 Katha more fully described in the Schedule- B herein below and possessing the said Schedule- B land prayed for the mutation of the aforesaid landed property in his name with the office of the B.L.&L.R.O., Rajganj and after verifying the Deed and documents duly mutated the said land and opened up L.R. Khatian No. 3468 in his name.

**IV.**

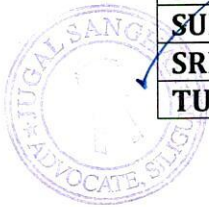
**THAT** the above-named **TULSA HOLDINGS** acquired all that piece and parcel of land measuring 3.33 Katha appertaining to R.S. Plot No. 132, L.R. Plot No. 527 of Sheet No. 5 (R.S.), 4(L.R.) of Mouza – Dabgram recorded in R.S. Khatian No. 83/1(R.S.), 788(L.R.) in the District of Jalpaiguri by virtue of a Deed of Conveyance executed by **SMT ANNU RANI SINGH and FOUR OTHERS** duly registered in the Office of the Additional District Sub Registrar, Bhaktinagar recorded in the Book No. I, being Document No. 3880 for the year 2024.

**THAT** the above-named **TULSA HOLDINGS** acquired all that piece and parcel of land measuring 1.332 Katha appertaining to R.S. Plot No. 132 of Sheet No. 5 (R.S.) of Mouza – Dabgram recorded in R.S. Khatian No. 83/1(R.S.) in the District of Jalpaiguri by virtue of a Deed of Conveyance executed by **SRI RANJIT KUMAR SINGH** duly registered in the Office of the Additional District Sub Registrar, Bhaktinagar recorded in the Book No. I, being Document No. 4714 for the year 2024.

**THAT** the above-named **TULSA HOLDINGS** became the sole and absolute owner of the aforesaid land measuring 3.33 Katha more fully described in the Schedule- D herein below and possessing the said Schedule- D land prayed for the mutation of the aforesaid landed property in its name with the office of the B.L.&L.R.O., Rajganj and after verifying the Deed and documents duly mutated the said land and opened up L.R. Khatian No. 3172 in its name.

And as such the above-named **SHITAL ICE FACTORY AND COLD STORAGE, SURAJ BULDCON PRIVATE LIMITED, TULSA HOLDINGS and SRI RANJIT SINGH** have got following L.R. Khaitans in their respective names: -

| NAME                                       | L.R. KHATIAN NO. |
|--------------------------------------------|------------------|
| <b>SHITAL ICE FACTORY AND COLD STORAGE</b> | <b>720</b>       |
| <b>SURAJ BULDCON PRIVATE LIMITED</b>       | <b>3139</b>      |
| <b>SRI RANJIT SINGH</b>                    | <b>3468</b>      |
| <b>TULSA HOLDINGS</b>                      | <b>3172</b>      |



The above named **SHITAL ICE FACTORY AND COLD STORAGE, SURAJ BULDCON PRIVATE LIMITED, TULSA HOLDINGS and SRI RANJIT SINGH** after getting the mutation done in their respective names prayed before the office of the Block Land & Land Reforms office, Rajganj and Sub Divisional Land & Land Reforms Officer, Jalpaiguri for the conversion of the character of the land from its present character Dahala to Commercial- Bastu and the said office after verifying all the deeds, documents, L.R. Khatians accepted the prayer for conversion of the character of the land to Commercial Bastu by virtue of the following three separate land conversion cases:-

| SL.NO. | NAME                                       | CONVERSION CASE NO.                            |
|--------|--------------------------------------------|------------------------------------------------|
| 1      | <b>SHITAL ICE FACTORY AND COLD STORAGE</b> | <b>326/LMS-II/DLLRO/JAL/24 DATED 27/9/2024</b> |
| 2      | <b>SURAJ BULDCON PRIVATE LIMITED</b>       | <b>2572/BLLRO/RAJ/JAL/24 DATED 05/09/2024</b>  |
| 3      | <b>SRI RANJIT SINGH</b>                    | <b>3974/BLLRO/RAJ/JAL/25 DATED 12/11/2025</b>  |
| 4.     | <b>TULSA HOLDINGS</b>                      | <b>2577/BLLRO/RAJ/JAL/24 DATED 05/09/2024</b>  |

And possessing the aforesaid land the above-named owners also jointly prayed before the office of the Siliguri Municipal Corporation, Siliguri to mutate the aforesaid land in their names and allot them a holding number. After verification of all the documents, deeds the said office duly mutated the aforesaid land in their names and allot them **SMC Holding No. 25/918/294/3/4/100/D/246.**

**AND** possessing the aforesaid land the above-named owners also prepared the necessary building plans and drawings for the aforesaid land and submitted the same to the Siliguri Jalpaiguri Development Authority for “**LAND USE COMPATIBILITY CERTIFICATE (LUCC)**” and the concerned department issued the LUCC vide its **Memo No. 16391/SJDA dated 10<sup>TH</sup> DECEMBER 2025.**

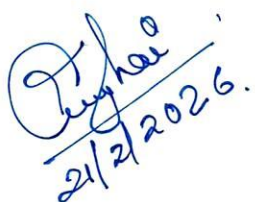


AND the building plans and drawings for partly basement -1 + partly basement + ground +5 storied commercial building (mercantile retail) were submitted to the Siliguri Municipal Corporation, Siliguri vide **BUILDING PERMIT NO. SWS-OBPAS/0104/2025/2024** dated **05/02/2026**.

AND the owners hereof also submitted all the necessary documents, deeds, drawings, plans to the Office of the Director General, West Bengal Fire & Emergency Services and obtained necessary NOC vide order No. **FSR/0125186217900410** Dated **23/10/2024**.

**I HEREBY CERTIFY THAT THE** aforesaid land of **SHITAL ICE FACTORY AND COLD STORAGE, SURAJ BULDCON PRIVATE LIMITED, SRI RANJIT SINGH and TULSA HOLDINGS** is free from all sorts of encumbrances, charges, liabilities and lispendents attachment of any kind whatsoever and the said land has an absolutely clear free marketable title.

**I ALSO HEREBY CERTIFY THAT THE** above-mentioned land is not subjected to any restriction of Urban Land (ceiling and Regulation) Act 1976 and the same is not under any claim of any authority.

  
(JUGAL SANGHAI)  
ADVOCATE/SILIGURI  
REG NO. WB/306/2011

