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Date: 19/09/24

TO WHOM IT MAY CONCERN

Search herein is made in respect of the land of SRI BIKASH BARAI & OTHERS, son & Legal Heirs of Late Ganesh Chandra Barai, Hindu by religion, resident of Suryanagar, Sarat Chandra Bose Road, Ward No. 23 under Siliguri Municipal Corporation, P.O. Rabindra Sarani, P.S. Siliguri, District: Darjeeling, Pin-734006, in the State of West Bengal, to ascertain as to whether any transfer is made in respect to the land measuring 5 kattaha, situated within Mouza SILIGURI, Pargana Baikunthapur, P.S. Siliguri, District Darjeeling appertaining to **Plot no. 13684(R.S.), Khatian No. 151(R.S.), J.L. no. 110(88)**, 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 vacant land measuring 5 kattaha of an annual rent payable to the Govt. of West Bengal now represented by the B.L. & L.R.O. Siliguri, recorded in Khatian No. 151(R.S.) 6850, 6851, 6852, 6853, 6854, 6855, 6856, 6857, 6858, 11584, 11585, 11586 (L.R), included in part of Plot No. 13684 (R.S) 9425 (L.R), situated within Mouza SILIGURI, J.L. No. 110(88), within the limits of Siliguri Municipal Corporation Ward No. 23, within the jurisdiction of Police Station Siliguri, Addl. Dist. Registry Office & SubDivision Siliguri, District Darjeeling, in the State of West Bengal.

The total land is butted and bounded as follows:

By the North	:	39 Feet Wide SMC Road,
By the South	:	Land & House of Babua Barui,
By the East	:	Land & House of Sikha Guha,
By the West	:	Land & House of Laltu Chakraborty and 4Ft Wide Common Passage.

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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 Ganesh Chandra Barai , Son of Late Rama Nanda Barai, since Deceased at his life time jointly acquired a landed property measuring 5 Kathas, recorded in Khatian No.151(R.S.), Plot No. 13684(R.S.), J.L. No.110(88), Touzi No.3(ja), Pargana Baikunthapur, Mouza: Siliguri, P.O. Rabindra Sarani, P.S. Siliguri, District- Darjeeling, by virtue of Deed of Gift / Registered Patta being No. 368, dated 14/01/1988 from the Governor of West Bengal , through its appropriate Authority recorded in Book No. 01, Volumn No. 3, Pages 116 to 119, accordingly and since enjoyed the said property GANESH CHANDRA BARAI died on 04/07/2008 and his wife CHARU BALA BARAI died on 09/12/1988 and one of the son of deceased Ganesh Chandra Barai namely SHANKAR BARAI also died on 04/10/1995, and they living behind 1)SRI BIKASH BARAI, 2)SRI RATAN BARAI, 3)SRI BACHCHU BARAI, 4)SMT GITA BISWAS, Wife of Sri Asim Biswas, 5)SMT. SUCHITRA SAHA, Wife of Sri Gobinda Saha all are the Son' & Daughter's of Late Ganesh Chandra Barai , 6)SMT ANJALI BARAI, Wife of Late Shankar Barai, Daughter in law of Late Ganesh Chandra Barai, 7) SRI PANKAJ BARAI, Son of Late Shankar Barai, 8)SMT PINKI GUHA NEOGI (BARAI), Wife of Sri Sohom Guha Neogi, Grand Daughter of Late Ganesh Chandra Barai, 9) SMT RINKI BARAI, Wife of Sri Abhijit Mondal, Daughter of Late Shankar Barai, Grand Daughter of Late Ganesh Chandra Barai, 10)SWAPAN BARAI, 11)TAPAN BARAI, 12)RUMPA

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(03)

CHATERJEE (BARAI) all are the Son's & Daughter of Late SUBHASH BARAI (who died on 14-12-2018) as his only legal heirs and successors those who are inherited the same according to Hindu Succession Act 1956 and according to Law of inheritance, and enjoyed the same having with all permanent, heritable, right, title, interest therein which is free from all encumbrances and charges, mortgages, claims, demands whatsoever 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., Siliguri, as enclosed herewith, it appears that the name of said Legal Heirs has duly been recorded in the R.O.R., Siliguri, consisting of L.R. Plot no. 9425 in L.R Khatian no. 6850, 6851, 6852, 6853, 6854, 6855, 6856, 6857, 6858, 11584, 11585, 11586, in Mouza SILIGURI, Dist Darjeeling and the said Plot no. 9425 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 1429 B.S. for the said total Land.

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

03) **OPINION :**

- a) From the documents, it is appeared that said Legal Heirs have duly mutated their respective piece of land in the office of the B.L. & L.R.O, Siliguri and became a recorded owner of the L.R. Khatian No. 6850, 6851, 6852, 6853, 6854, 6855, 6856, 6857, 6858, 11584, 11585, 11586, consist of land measuring 0.0795 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. Siliguri, it appears that the land in question is classified as "BASTU".
- e) I certify that the above Title Deed produced before me is genuine.



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(05)

- 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)
Advocate/Siliguri.

