

Debasish Chakraborty

B. COM. LL.B.
ADVOCATE

INCOME TAX, SALES TAX & PROPERTY MATTERS CONSULTANT

RESIDENCE :
East Vivekananda Fally
Bankim Chandra Road
House No. : 110
P.O.: Rabindra Sarani
P.S.: Bhakti Nagar
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CHAMBER :
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Pin Code No.: 734001
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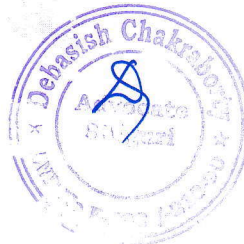
Date 27-12-2023

-:- TO WHOM IT MAY CONCERN -:-

SUBJECT:- Searching of Title in the name of M/S. SIDDHI VINAYAK CONSTRUCTION a Partnership firm having its office at Rashbehari Sarani, Hakimpara, Post Office & Police Station Siliguri, District Darjeeling represented by its partners 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey, residing at 20, Gostho Paul Sarani, Hakimpara, Post Office & Police Station Siliguri, District Darjeeling and 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar, residing at 39, Rashbehari Sarani, Hakimpara, Post Office & Police Station Siliguri, District Darjeeling.

I, being forwarded with the Xerox copy of Title Deed of Sale Being No I-3842, Dated 2012/2021 in the name of M/S. SIDDHI VINAYAK CONSTRUCTION a Partnership firm represented by its partners 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey and 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar, along with the relevant papers for effecting search in respect to the property, which has been acquired by M/S. SIDDHI VINAYAK CONSTRUCTION.

I have conducted searches of the above property for the period of 1993-2023 at the Office of the Additional District Sub-Registrar at Siliguri District Darjeeling and also conducted Search in the Block Land and Land Reform Office at Siliguri, District Darjeeling, It could be ascertained that they are the absolute and exclusive owner-in-possession of the aforesaid plot of land more fully described in Clause No.2 of this report and the same is free from all encumbrances and charges whatsoever and they have not sold or transferred or in any way encumbered the said property or any part thereof to anybody and they are not possessing any land in excess of ceiling areas as prescribed under West Bengal Land Reforms Act 1955. During Scrutiny of the documents produced before me and during my search at the above mentioned offices from the available documents and records at the time of search, prima facie it is transpired to me as follows: -



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Ref. No.

Date

(2)

REPORT OF DEVOLUTION OF THE TITLE:-

WHEREAS one 1) Smt Monika Mitra, 2) Smt Renuka Mitra, 3) Miss Rani Mitra and Nilima Mitra all are Daughter of Late Amrita Lal Mitra, became the absolute the jointly owner of Land measuring 0.151 acres along with old tin shed structure measuring 1600 sq.ft, in RS Plot No.6577, recorded in RS Khatian No.3877, Mouza Siliguri, J.L. No.110(88), Pargana Baikunthapur, Ward No.20 of S.M.C., Police Station Siliguri, District Darjeeling

WHEREAS one Smt Monika Mitra, Wife of Late Anil Kumar Mitra, was the owner of Land measuring 1/4th undivided share of land measuring 0.03775 acre along with old tin shed structure measuring 400 sq.ft, out of land measuring 0.151 acres along with old tin shed structure measuring 1600 sq.ft, in RS Plot No.6577, recorded in RS Khatian No.3877, Mouza Siliguri, J.L. No.110(88), Pargana Baikunthapur, Ward No.20 of S.M.C., Police Station Siliguri, District Darjeeling.

Smt Monika Mitra, Wife of Late Anil Kumar Mitra, being the owner of Land in the possession of land measuring 0.03775 acre recorded the aforesaid Land in LR Plot No. 1722 in LR Khatian No. 13186, Mouza Siliguri, J.L. No.110(88), Police Station Siliguri, District Darjeeling from Office of the Block Land and Land Reform Office Siliguri, District Darjeeling

Thereafter the aforesaid Smt Monika Mitra, Wife of Late Anil Kumar Mitra, sold and transferred Land measuring 0.03775 acre along with old tin shed structure measuring 400 sq.ft, in RS Plot No.6577 & Corresponding to LR Plot No.1722, recorded in RS Khatian No.3877 & Corresponding to LR Khatian No.13186, Mouza Siliguri, J.L. No.110(88), Pargana Baikunthapur, Ward No.20 of S.M.C., Police Station Siliguri, District Darjeeling to and in favour of M/S. SIDDHI VINAYAK CONSTRUCTION a Partnership firm represented by its partners 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey and 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar by virtue of one Registered Deed of Sale, executed on 20/12/2021 and registered at the office of the Additional District Sub Registrar, Siliguri, District Darjeeling, and recorded in Book No. I, CD Volume No.0402, Page No.2844 to 2868 as Being No. I-3842 for the year 2021.

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(3)

By virtue of the aforesaid purchase, M/S. SIDDHI VINAYAK CONSTRUCTION a Partnership firm, became the absolute owner of Land measuring 0.03775 acre along with old tin shed structure measuring 400 sq.ft, in RS Plot No.6577 & Corresponding to LR Plot No.1722, recorded in RS Khatian No.3877 & Corresponding to LR Khatian No.13186, Mouza Siliguri, J.L. No.110(88), Pargana Baikunthapur, Ward No.20 of S.M.C., Police Station Siliguri, District Darjeeling having permanent heritable and transferable right title and interest therein

M/S. SIDDHI VINAYAK CONSTRUCTION a Partnership firm, being the owner of Land in the possession of land measuring 0.1510 acres recorded the aforesaid Land in LR Plot No. 1722 in LR Khatian No.13316, Mouza Siliguri, J.L. No.110(88), Police Station Siliguri, District Darjeeling from Office of the Block Land and Land Reform Office Siliguri, District Darjeeling

DESCRIPTION OF LAND:-

SACHEDULE -A

(Description of the entire property)

All that Piece or Parcel of Land measuring 0.151 acres along with old tin shed structure measuring 1600 sq.ft, in RS Plot No.6577 & Corresponding to LR Plot No.1722, recorded in RS Khatian No.3877 & Corresponding to LR Khatian No. 13183, 13184, 13185 & 13186, Mouza Siliguri, J.L. No.110(88), Pargana Baikunthapur, Ward No.20 of S.M.C., Police Station Siliguri, District Darjeeling within the State of West Bengal

LAND IS BUTTED AND BOUNDED AS FOLLOWS:-

NORTH : By Land and House of Gouri Shankar Chakraborty
SOUTH : By FCI Godown.
EAST : By FCI Godown.
WEST : By 22 Ft. wide S.M.C. Road.

SACHEDULE -B

All that Piece or Parcel of Land measuring 0.03775 acre along with old tin shed structure measuring 400 sq.ft, in RS Plot No.6577 & Corresponding to LR Plot No.1722, recorded in RS Khatian No.3877 & Corresponding to LR Khatian No.13186 and Now New LR Khatian No.13316, Mouza Siliguri, J.L. No.110(88), Pargana Baikunthapur, Ward No.20 of S.M.C., Police Station Siliguri, District Darjeeling within the State of West Bengal.



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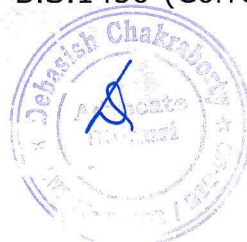
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(4)

OPINION:-

01. During scrutiny of the documents placed before me and so far as could be ascertained from the documents made available to me in course of search, I opine that the Title of the aforesaid Land in clause-2 owned and possessed M/S. SIDDHI VINAYAK CONSTRUCTION a Partnership firm represented by its partners 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey and 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar, after being purchased through a registered Title Deed of Sale, Being No I-3842, Dated 2012/2021, has acquired a valid clear and marketable title to the property and the said property is free from all encumbrances and attachment.
02. It is certified that neither any acquisition / requisition made by the Government or by any other authority / authorities, concerned and it is not affected by any scheme of alignment.
03. It is further, certified that the property is not affected under any of the provisions of Urban Land Ceiling and Regulation Act, 1976.
04. That it could be further ascertained that the Land in question is not vested in favour of the State of West Bengal.
05. I have made necessary enquiries from the respective authorities and certify that the said property is not affected by any acquisition of the Panchyat or any other authority or by any scheme of alignment of the Corporation/ Panchyat. I certify that from the available documents it could be ascertained that all rents, taxes, and other public dues payable in respect of the abovementioned Landed property has to be paid upto the period of B.S.1430 (Corresponding to the year of 2023-2024).



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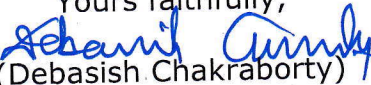
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06.It is certified that M/S. SIDDHI VINAYAK CONSTRUCTION a Partnership firm represented by its partners 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey and 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar, are the absolute owner-in-possession of Land measuring 0.03775 acre (Since the classification of the land is Bastu) and they have a good marketable and saleable right title and interest over the aforesaid Property.

PARTICULARS OF DOCUMENTS EXAMINED BY ME:-

- One Registered Title Deed of Sale, Being No I-3842, Dated 2012/2021 in the name of M/S. SIDDHI VINAYAK CONSTRUCTION a Partnership firm represented by its partners 1) Sri Koustav Dey, Son of Sri Ashok Kumar Dey and 2) Sri Subrata Sarkar, Son of Sri Bibhash Sarkar – Xerox.
- Searching Receipts – Original.

Yours faithfully,

(Debasish Chakraborty)
Advocate, Siliguri



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