

Chinmay Sarkar

Advocate

Siliguri Bar Association

Room No.6

Residence Cum Chamber
Beside Rathkhola Math,
Rathkhola, P.O. Rabindra Sarani
P.S. Siliguri-734006
District Darjeeling
98320-63484 (Mob.)
70633-07012 (Mob.)
E-Mail – csarkar004@gmail.com

Ref:

Date: 22-11-2024

SUB: TITLE INVESTIGATION REPORT.

Re: Search-Cum-Title investigation opinion of Land measuring 8 Katha 9 Chhataks 38 Sq. Ft., recorded in R.S. Khatian No. 480, corresponding to L.R. Khatian Nos. 652, 653 & 654 (Old) & 771 (New), appertaining to part of R.S. Plot No. 310, corresponding L.R. Plot No. 494, Situated within Mouza Dabgram, J.L. No. 02, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 71 (L.R.), Under Siliguri Municipal Corporation Area Ward No. 38, Registry office at Additional District Sub-Registrar Bhaktinagar, Within the jurisdiction of P.S. Bhaktinagar, District Jalpaiguri, in the state of West Bengal, owned by **SRI GANAPATI BUILDERS**, a Partnership Firm, having its office at Rabindra Nagar Main Road, Siliguri, Post Office Rabindra Sarani, Police Station Siliguri, Pin No. 734006, District Darjeeling, represented by five of its partners namely (1) Sri Liton Nandi, Son of Late Sukumar Nandi @ Sukumar Nandy, resident of 57, Ramkrishna Road, Ashrampara, Siliguri, P.O. & P.S. Siliguri, Pin No. 734001, District Darjeeling, (2) Sri Pankaj Poddar, Son of Late Haripada Poddar, resident of East Vivekananda Pally, C.R. Das Sarani, Siliguri, Post office Rabindra Sarani, Police Station Bhaktinagar, Pin No. 734006, District Jalpaiguri, (3) Sri Udit Agarwal, Son of Sri Jaiprakash Agarwal, resident of Pranami Mandir Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, Pin No. 734001, District Jalpaiguri, (4) Sri Ashish Gupta, Son of Sri Suresh Kumar Gupta, resident of Pranami Mandir Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, Pin No. 734001, District Jalpaiguri, (5) Smt. Dolly Dutta @ Dolly Nandi, Wife of Sri Liton Nandi, resident of 57, Ramkrishna Road, Ashrampara, Siliguri, P.O. & P.S. Siliguri, Pin No. 734001, District Darjeeling (W.B.)

AND

I have carefully looked through the photocopies of muniments and other related papers of the said land as mentioned in annexures 1 to 12 hereinbelow and I have carefully conducted searches for the said property as stated in this report.

1. Source of Ownership

Whereas one Sri Diabor Das, Son of Sri Chandan Das, was the recorded owner of Land measuring 6.89 Acre, appertaining to and forming part of R.S. Khatian No. 480, comprised in R.S. Plot No. 310, J.L. No. 2, Situated within Mouza Dabgram, Pargana Baikunthapur, Sheet No. 12 (R.S.), Within the jurisdiction of P.S. Bhaktinagar, District Jalpaiguri, and the record was published on 1958 during the Revisional Settlement Survey held by the Government of West Bengal, and since then the said landed property in his khas actual physical possession having permanent heritable transferable right therein free from all encumbrances and charges whatsoever.

Whereas being owner in such possession said Sri Diabor Das, Son of Chandan Das, sold and transferred his Land measuring 10 Katha out of total land measuring 6.89 Acre, appertaining to and forming part of R.S. Khatian No. 480, comprised in R.S. Plot No. 310, J.L. No. 2, Situated within Mouza Dabgram, Pargana Baikunthapur, Sheet No. 12 (R.S.), Under Siliguri Municipal Corporation Area, Within the jurisdiction of P.S. Bhaktinagar, District Jalpaiguri, to and in favour of Smt. Alaka Biswas, Wife of Sri Amal Kr. Biswas, by virtue of a registered Deed of Sale being No. I-1783 for the year of 1966 recorded in Book No. I registered on 14.03.1966 at the office of the District Sub-Registrar Jalpaiguri.

Whereas being owner in such possession said Smt. Alaka Biswas, Wife of Sri Amal Kr. Biswas, sold and transfer her total Land measuring 10 Katha, appertaining to and forming part of R.S. Khatian No. 480, comprised in R.S. Plot No. 310, J.L. No. 2, Situated within Mouza Dabgram, Pargana Baikunthapur, Sheet No. 12 (R.S.), Under Siliguri Municipal Corporation Area, Within the jurisdiction of P.S. Bhaktinagar, District Jalpaiguri, to and in favour of Smt. Sipra Ghosh, Wife of Sri Samir Ghosh, by virtue of a registered Deed of Sale being No. I-5453 for the year of 1991 recorded in Book No. I registered on 30.10.1991 at the office of the then Additional District Sub-Registrar Jalpaiguri.

Whereas being owner in such possession said Smt. Sipra Ghosh, Wife of Sri Samir Ghosh, sold and transfer her Land measuring 8 Katha 14 Chhatak 4.5 Sq. Ft. out of total land measuring 10 Katha, appertaining to and

Chinmay Sarkar

Advocate

Siliguri Bar Association

Room No.6

*Residence Cum Chamber
Beside Rathkhola Math,
Rathkhola, P.O. Rabindra Sarani
P.S. Siliguri-734006
District Darjeeling
98320-63484 (Mob.)
70633-07012 (Mob.)
E-Mail – csarkar004@gmail.com*

Ref:

Date: 22-11-2024

forming part of R.S. Khatian No. 480, comprised in R.S. Plot No. 310, J.L. No. 2, Situated within Mouza Dabgram, Pargana Baikunthapur, Sheet No. 12 (R.S.), Under Siliguri Municipal Corporation Area, Within the jurisdiction of P.S. Bhaktinagar, District Jalpaiguri, to and in favour of Sri Biswajit Chakraborty, Son of Late Banamli Chakraborty, by virtue of a registered Deed of Sale being No. I-5739 for the year of 1991 recorded in Book No. I Volume No. 60 Pages from 375 to 378 registered on 20.11.1991 at the office of the then Additional District Sub-Registrar Jalpaiguri.

Whereas being owner in such possession said Sri Biswajit Chakraborty, Son of Late Banamli Chakraborty, had mutated his name at the office of the B.L. & L.R.O. Rajganj in respect of his said landed property and therefore a new khatian had been issued in his favour vide L.R. Khatian No. 591, Bearing L.R. Plot No. 494, L.R. Sheet No. 71, area of land measuring 8 Katha 9 Chhatak 38 Sq. Ft., 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 Sri Biswajit Chakraborty, Son of Late Banamli Chakraborty, transferred his Land measuring 3 Katha 9 Chhatak 38 Sq. Ft. out of total Land measuring 8 Katha 9 Chhatak 38 Sq. Ft., appertaining to and forming part of R.S. Khatian No. 480, corresponding to L.R. Khatian No. 591, comprised in R.S. Plot No. 310, corresponding to L.R. Plot No. 494, J.L. No. 2, Situated within Mouza Dabgram, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 71 (L.R.), Under Siliguri Municipal Corporation Area Ward No. 38, Within the jurisdiction of P.S. Bhaktinagar, District Jalpaiguri, to and in favour of Smt. Madhabi Chakraborty, Daughter of Sri/Late Sharat Chakraborty, by virtue of two registered Deed of Gift being Nos. (i) I-8095 for the year of 2019 recorded in Book No. I Volume No. 711 Pages from 205690 to 205713 registered on 24.12.2019 at the office of the Additional District Sub-Registrar Bhaktinagar, and (ii) I-7681 for the year of 2019 recorded in Book No. I Volume No. 711 Pages from 198595 to 198618 registered on 12.12.2019 at the office of the Additional District Sub-Registrar Bhaktinagar.

Whereas being owner in such possession said Smt. Madhabi Chakraborty, Daughter of Sharat Chakraborty, had mutated her name at the office of the B.L. & L.R.O. Rajganj in respect of her said landed property and therefore a new khatian had been issued in her favour vide L.R. Khatian No. 653, since then in her actual and physical possession having permanent, heritable and transferable right, title and interest therein.

Whereas being owner in such possession said Smt. Madhabi Chakraborty, Daughter of Sharat Chakraborty, sold and transferred her said total Land measuring 3 Katha 9 Chhatak 38 Sq. Ft. out of total Land measuring 8 Katha 9 Chhatak 38 Sq. Ft., appertaining to and forming part of R.S. Khatian No. 480, corresponding to L.R. Khatian No. 653, comprised in R.S. Plot No. 310, corresponding to L.R. Plot No. 494, J.L. No. 2, Situated within Mouza Dabgram, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 71 (L.R.), Under Siliguri Municipal Corporation Area Ward No. 38, Within the jurisdiction of P.S. Bhaktinagar, District Jalpaiguri, to and in favour of **SRI GANAPATI BUILDERS**, a Partnership Firm, represented by five of its partners namely (1) Sri Liton Nandi, Son of Late Sukumar Nandi @ Sukumar Nandy, (2) Sri Pankaj Poddar, Son of Late Haripada Poddar, (3) Sri Udit Agarwal, Son of Sri Jaiprakash Agarwal, (4) Sri Ashish Gupta, Son of Sri Suresh Kumar Gupta, (5) Smt. Dolly Dutta @ Dolly Nandi, Wife of Sri Liton Nandi, by virtue of a registered Deed of Sale being No. I-913 for the year of 2023 recorded in Book No. I Volume No. 711 Pages from 24922 to 24940 registered at the office of the Additional District Sub-Registrar Bhaktinagar.

Whereas being owner in such possession aforesaid Sri Biswajit Chakraborty, Son of Late Banamli Chakraborty, transferred his Land measuring 1.5 Katha out of total land measuring 8 Katha 9 Chhatak 38 Sq. Ft., appertaining to and forming part of R.S. Khatian No. 480, corresponding to L.R. Khatian No. 591, comprised in R.S. Plot No. 310, corresponding to L.R. Plot No. 494, Situated within Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 71 (L.R.), Under Siliguri Municipal Corporation Area Ward No. 38, Within the jurisdiction of P.S. Bhaktinagar, District Jalpaiguri, to and in favour of Sri Manabenra Chakraborty, Son of Rabindra Nath Chakraborty, by virtue of a registered Deed of Gift being No. I-7682 for the year 2019 recorded in Book No. I Volume No. 711 Pages from 198370 to 198393 registered on 12.12.2019 at the office of the Additional District Sub-Registrar Bhaktinagar.

Chinmay Sarkar

Advocate

Siliguri Bar Association
Room No.6

Residence Cum Chamber
Beside Rathkhola Math,
Rathkhola, P.O. Rabindra Sarani
P.S. Siliguri-734006
District Darjeeling
98320-63484 (Mob.)
70633-07012 (Mob.)
E-Mail – csarkar004@gmail.com

Ref:

Date: 22-11-2024

Whereas being owner in such possession aforesaid Sri Biswajit Chakraborty, Son of Late Banamli Chakraborty, transferred his Land measuring 2 Katha out of total land measuring 8 Katha 9 Chhatak 38 Sq. Ft., appertaining to and forming part of R.S. Khatian No. 480, corresponding to L.R. Khatian No. 591, comprised in R.S. Plot No. 310, corresponding to L.R. Plot No. 494, Situated within Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 71 (L.R.), Under Siliguri Municipal Corporation Area Ward No. 38, Within the jurisdiction of P.S. Bhaktinagar, District Jalpaiguri, to and in favour of Sri Manabenra Chakraborty, Son of Rabindra Nath Chakraborty, by virtue of a registered Deed of Gift being No. I-8096 for the year 2019 recorded in Book No. I Volume No. 711 Pages from 205666 to 205689 registered on 24.12.2019 at the office of the Additional District Sub-Registrar Bhaktinagar.

Whereas being owner in such possession said Sri Manabenra Chakraborty, Son of Rabindra Nath Chakraborty, had mutated his name at the office of the B.L. & L.R.O. Rajganj in respect of his said landed property and therefore a new khatian had been issued in his favour vide L.R. Khatian No. 654, 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 Sri Manabenra Chakraborty, Son of Rabindra Nath Chakraborty, sold and transferred his said total Land measuring 1.5 Katha, appertaining to and forming part of R.S. Khatian No. 480, corresponding to L.R. Khatian No. 654, comprised in R.S. Plot No. 310, corresponding to L.R. Plot No. 494, Situated within Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 71 (L.R.), Under Siliguri Municipal Corporation Area Ward No. 38, Within the jurisdiction of P.S. Bhaktinagar, District Jalpaiguri, to and in favour of **SRI GANAPATI BUILDERS**, a Partnership Firm, represented by five of its partners namely (1) Sri Liton Nandi, Son of Late Sukumar Nandi @ Sukumar Nandy, (2) Sri Pankaj Poddar, Son of Late Haripada Poddar, (3) Sri Udit Agarwal, Son of Sri Jaiprakash Agarwal, (4) Sri Ashish Gupta, Son of Sri Suresh Kumar Gupta, (5) Smt. Dolly Dutta @ Dolly Nandi, Wife of Sri Liton Nandi, by virtue of a registered Deed of Sale being No. I-912 for the year of 2023 recorded in Book No. I Volume No. 711 Pages from 24903 to 24921 registered at the office of the Additional District Sub-Registrar Bhaktinagar.

Whereas being owner in such possession said Sri Manabenra Chakraborty, Son of Rabindra Nath Chakraborty, sold and transferred his said total Land measuring 2 Katha, appertaining to and forming part of R.S. Khatian No. 480, corresponding to L.R. Khatian No. 591, comprised in R.S. Plot No. 310, corresponding to L.R. Plot No. 494, Situated within Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 71 (L.R.), Under Siliguri Municipal Corporation Area Ward No. 38, Within the jurisdiction of P.S. Bhaktinagar, District Jalpaiguri, to and in favour of **SRI GANAPATI BUILDERS**, a Partnership Firm, represented by five of its partners namely (1) Sri Liton Nandi, Son of Late Sukumar Nandi @ Sukumar Nandy, (2) Sri Pankaj Poddar, Son of Late Haripada Poddar, (3) Sri Udit Agarwal, Son of Sri Jaiprakash Agarwal, (4) Sri Ashish Gupta, Son of Sri Suresh Kumar Gupta, (5) Smt. Dolly Dutta @ Dolly Nandi, Wife of Sri Liton Nandi, by virtue of a registered Deed of Sale being No. I-914 for the year of 2023 recorded in Book No. I Volume No. 711 Pages from 24884 to 24902 registered at the office of the Additional District Sub-Registrar Bhaktinagar.

Whereas being owner in such possession aforesaid Sri Biswajit Chakraborty, Son of Late Banamli Chakraborty, sold and transferred his remaining area of Land measuring 1.5 Katha, appertaining to and forming part of R.S. Khatian No. 480, corresponding to L.R. Khatian No. 591, comprised in R.S. Plot No. 310, corresponding to L.R. Plot No. 494, Situated within Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 71 (L.R.), Under Siliguri Municipal Corporation Area Ward no. 38, Within the jurisdiction of P.S. Bhaktinagar, District Jalpaiguri, to and in favour of Sri Subrata Saha, Son of Late Chhana Saha @ Jitendra Kumar Saha, by virtue of a registered Deed of Sale being No. I-7684 for the year of 2019 recorded in Book No. I Volume No. 711 Pages from 198619 to 198644 registered on 12.12.2019 at the office of the Additional District Sub-Registrar Bhaktinagar.

Whereas being owner in such possession said Sri Subrata Saha, Son of Late Chhana Saha @ Jitendra Kumar Saha, had mutated his names at the office of the B.L. & L.R.O. Rajganj in respect of his said landed property and



Chinmay Sarkar

Advocate

Siliguri Bar Association
Room No.6

Residence Cum Chamber
Beside Rathkhola Math,
Rathkhola, P.O. Rabindra Sarani
P.S. Siliguri-734006
District Darjeeling
98320-63484 (Mob.)
70633-07012 (Mob.)
E-Mail - csarkar004@gmail.com

Ref:

Date: 22-11-2024

therefore a new khatian had been issued in his favour vide L.R. Khatian No. 652, 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 Sri Subrata Saha, Son of Late Chhana Saha @ Jitendra Kumar Saha, sold and transferred his said total Land measuring 1.5 Katha, appertaining to and forming part of R.S. Khatian No. 480, corresponding to L.R. Khatian No. 652, comprised in R.S. Plot No. 310, corresponding to L.R. Plot No. 494, Situated within Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Sheet No. 12 (R.S.) & 71 (L.R.), Under Siliguri Municipal Corporation Area Ward no. 38, Within the jurisdiction of P.S. Bhaktinagar, District Jalpaiguri, to and in favour of **SRI GANAPATI BUILDERS**, a Partnership Firm, represented by five of its partners namely (1) Sri Liton Nandi, Son of Late Sukumar Nandi @ Sukumar Nandy, (2) Sri Pankaj Poddar, Son of Late Haripada Poddar, (3) Sri Udit Agarwal, Son of Sri Jaiprakash Agarwal, (4) Sri Ashish Gupta, Son of Sri Suresh Kumar Gupta, (5) Smt. Dolly Dutta @ Dolly Nandi, Wife of Sri Liton Nandi, by virtue of a registered Deed of Sale being No. I-781 for the year of 2023 recorded in Book No. I Volume No. 711 Pages from 21532 to 21549 registered at the office of the Additional District Subj-Registrar Bhaktinagar.

Whereas by virtue of inheritance said **SRI GANAPATI BUILDERS**, a Partnership Firm, represented by five of its partners namely (1) Sri Liton Nandi, Son of Late Sukumar Nandi @ Sukumar Nandy, (2) Sri Pankaj Poddar, Son of Late Haripada Poddar, (3) Sri Udit Agarwal, Son of Sri Jaiprakash Agarwal, (4) Sri Ashish Gupta, Son of Sri Suresh Kumar Gupta, (5) Smt. Dolly Dutta @ Dolly Nandi, Wife of Sri Liton Nandi, became the absolute owner of total Land measuring 8 Katha 9 Chhataks 38 Sq. Ft. and thereafter they had mutated its name at the office of the B.L. & L.R.O. Rajganj in respect of its said landed property and therefore a new khatian had been issued in its favour vide L.R. Khatian No. 771, since then in their actual and physical possession having permanent, heritable and transferable right, title and interest therein.

Thereafter being owner in such possession said **SRI GANAPATI BUILDERS**, a Partnership Firm, represented by five of its partners namely (1) Sri Liton Nandi, Son of Late Sukumar Nandi @ Sukumar Nandy, (2) Sri Pankaj Poddar, Son of Late Haripada Poddar, (3) Sri Udit Agarwal, Son of Sri Jaiprakash Agarwal, (4) Sri Ashish Gupta, Son of Sri Suresh Kumar Gupta, (5) Smt. Dolly Dutta @ Dolly Nandi, Wife of Sri Liton Nandi, desirous to construct a G (Parking) + 3 Storied Residential Building complex under the name and style of "**GANAPATI EMPORIUM-1**" upon their said plot of Land measuring 8 Katha 9 Chhataks 38 Sq. Ft. therefore they had prepared a Sanctioned Building Plan vide Permit No. SWS-OBPAS/0104/2023/3247 duly approved by Siliguri Municipal Corporation, Dated 04.06.2024.

I also peruse a Holding Tax receipt that the name of the present owner has also been recorded in Municipal Corporation relating to their land and building for which the present owner have paid the revenue/tax in their name in the said Holding Tax receipt upto 2024. I also peruse the copy of approved G (Parking) + 3 Storied Residential Building for construction. I have carefully conducted searches with respect to the land in question in the A.D.S.R.O., Bhaktinagar from 1991 to 2024 and in the D.S.R.O., Jalpaiguri from 2000 to 2024. During the time of searching in the said offices, the available records of the S.R.Os. have reflected nothing regarding the transfer of the said land by the present owner. I also collected the Govt. land information certificate of the said land from the B.L. & L.R.O. Rajganj wherein I do not find any irrelevancy. I also submitted six applications in the courts of the Ld. Civil Judges, Senior Division and Junior Division, Jalpaiguri respectively and the concerned official of the said respective courts found nothing against the filing and/or pending any suit against the past and present owner in respect of the said land during the period from 2011 to 2024 which are reflected in the court information slips.

2. OPINION : - In the light of this searching and upon gleaning the Muniments, Holding tax receipt, L.R. Khatian, Approved building plan, and on the basis of the available records of S.R.Os, BL & LRO and Courts, I am of the opinion that the land in question is found to be marketable and free from all encumbrances. The said land is neither covered under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 nor exceeded the ceiling area as prescribed in WBLR Act, 1955. The land in question may be accepted for equitable mortgage by accepting the relevant ORIGINAL TITLE DEEDS and other related documents for the same. The boundary of the

Chinmay Sarkar

Advocate

Siliguri Bar Association
Room No.6

Residence Cum Chamber
Beside Rathkhola Math,
Rathkhola, P.O. Rabindra Sarani
P.S. Siliguri-734006
District Darjeeling
98320-63484 (Mob.)
70633-07012 (Mob.)
E-Mail – csarkar004@gmail.com

Ref:

Date: 22-11-2024

total land in question as per the said title deed is : by North : 4 Ft. Wide Private Passage Road; by South : 18 Ft. Wide Metal Road (Sree Maa Sarani); by East : Land of Kalyani Roy; by West : 10 Ft. Wide S.M.C. Road.

3. ANNEXURES:-

(i) Original Deed of Sale being No. I-781 for the year of 2023 recorded in Book No. I Volume No. 711 Pages from 21532 to 21549 registered at the office of the Additional District Sub-Registrar Bhaktinagar, in the name of **SRI GANAPATI BUILDERS**, a Partnership Firm, represented by five of its partners namely (1) Sri Liton Nandi, Son of Late Sukumar Nandi @ Sukumar Nandy, (2) Sri Pankaj Poddar, Son of Late Haripada Poddar, (3) Sri Udit Agarwal, Son of Sri Jaiprakash Agarwal, (4) Sri Ashish Gupta, Son of Sri Suresh Kumar Gupta, (5) Smt. Dolly Dutta @ Dolly Nandi, Wife of Sri Liton Nandi.

(ii) Original Deed of Sale being No. I-912 for the year of 2023 recorded in Book No. I Volume No. 711 Pages from 24903 to 24921 registered at the office of the Additional District Sub-Registrar Bhaktinagar, in the name of **SRI GANAPATI BUILDERS**, a Partnership Firm, represented by five of its partners namely (1) Sri Liton Nandi, Son of Late Sukumar Nandi @ Sukumar Nandy, (2) Sri Pankaj Poddar, Son of Late Haripada Poddar, (3) Sri Udit Agarwal, Son of Sri Jaiprakash Agarwal, (4) Sri Ashish Gupta, Son of Sri Suresh Kumar Gupta, (5) Smt. Dolly Dutta @ Dolly Nandi, Wife of Sri Liton Nandi.

(iii) Original Deed of Sale being No. I-913 for the year of 2023 recorded in Book No. I Volume No. 711 Pages from 24922 to 24940 registered at the office of the Additional District Sub-Registrar Bhaktinagar, in the name of **SRI GANAPATI BUILDERS**, a Partnership Firm, represented by five of its partners namely (1) Sri Liton Nandi, Son of Late Sukumar Nandi @ Sukumar Nandy, (2) Sri Pankaj Poddar, Son of Late Haripada Poddar, (3) Sri Udit Agarwal, Son of Sri Jaiprakash Agarwal, (4) Sri Ashish Gupta, Son of Sri Suresh Kumar Gupta, (5) Smt. Dolly Dutta @ Dolly Nandi, Wife of Sri Liton Nandi.

(iv) Original Deed of Sale being No. I-914 for the year of 2023 recorded in Book No. I Volume No. 711 Pages from 24884 to 24902 registered at the office of the Additional District Sub-Registrar Bhaktinagar, in the name of **SRI GANAPATI BUILDERS**, a Partnership Firm, represented by five of its partners namely (1) Sri Liton Nandi, Son of Late Sukumar Nandi @ Sukumar Nandy, (2) Sri Pankaj Poddar, Son of Late Haripada Poddar, (3) Sri Udit Agarwal, Son of Sri Jaiprakash Agarwal, (4) Sri Ashish Gupta, Son of Sri Suresh Kumar Gupta, (5) Smt. Dolly Dutta @ Dolly Nandi, Wife of Sri Liton Nandi.

(v) Original Deed of Sale being No. I-7684 for the year of 2019 recorded in Book No. I Volume No. 711 Pages from 198619 to 198644 registered on 12.12.2019 at the office of the Additional District Sub-Registrar Bhaktinagar, in the name of Sri Subrata Saha, Son of Late Chhana Saha @ Jitendra Kumar Saha.

(vi) Original Deed of Gift being No. I-7682 for the year 2019 recorded in Book No. I Volume No. 711 Pages from 198370 to 198393 registered on 12.12.2019 at the office of the Additional District Sub-Registrar Bhaktinagar, in the name of Sri Manabenra Chakraborty, Son of Rabindra Nath Chakraborty.

(vii) Deed of Gift being No. I-8096 for the year 2019 recorded in Book No. I Volume No. 711 Pages from 205666 to 205689 registered on 24.12.2019 at the office of the Additional District Sub-Registrar Bhaktinagar, in the name of Sri Manabenra Chakraborty, Son of Rabindra Nath Chakraborty.

(viii) Original Deed of Gift being No. I-8095 for the year of 2019 recorded in Book No. I Volume No. 711 Pages from 205690 to 205713 registered at the office of the Additional District Sub-Registrar Bhaktinagar, in the name of Smt. Madhabi Chakraborty, Daughter of Sri/Late Sharat Chakraborty.

(ix) Original Deed of Gift being No. I-7681 for the year of 2019 recorded in Book No. I Volume No. 711 Pages from 198595 to 198618 registered at the office of the Additional District Sub-Registrar Bhaktinagar, in the name of Smt. Madhabi Chakraborty, Daughter of Sri/Late Sharat Chakraborty.



Chinmay Sarkar

Advocate

Siliguri Bar Association
Room No.6

Residence Cum Chamber
Beside Rathkhola Math,
Rathkhola, P.O. Rabindra Sarani
P.S. Siliguri-734006
District Darjeeling
98320-63484 (Mob.)
70633-07012 (Mob.)
E-Mail – csarkar004@gmail.com

Ref:

Date: 22-11-2024

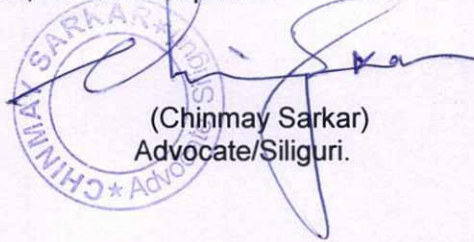
(x) Original Deed of Sale being No. I-5739 for the year of 1991 recorded in Book No. I Volume No. 60 Pages from 375 to 378 registered on 20.11.1991 at the office of the then Additional District Sub-Registrar Jalpaiguri, in the name of Sri Biswajit Chakraborty, Son of Late Banamli Chakraborty.

(xi) Original L.R. Khatian No. 771 in the name of **SRI GANAPATI BUILDERS**, a Partnership Firm.

(xii) Original Holding Tax Receipt vide No. 26142 in the name of **SRI GANAPATI BUILDERS**, a Partnership Firm.

(xiii) Original L.U.C.C. vide Memo No. 11942/SJDA in the name of **SRI GANAPATI BUILDERS**, a Partnership Firm.

(xiv) Original Sanctioned Building Plan vide Permit No. SWS-OBPAS/0104/2023/3247 duly approved by Siliguri Municipal Corporation, in the name of **SRI GANAPATI BUILDERS**, a Partnership Firm.


(Chinmay Sarkar)
Advocate/Siliguri.