



Soma Paul

Advocate

Tax & Property Consultant

Chamber:
A-12, 1st Floor, Park Palace,
Hill Cart Road, Siliguri, Dist. Darjeeling
Office-0353-2520437
email - advsomapaul@yahoo.in

Cell : 94344-26546

Date: 10/8/25

TO WHOM IT MAY CONCERN

Search herein is made in respect of the land of SRI SUBHASH BANIK & Others, Son of Late Jiban Krishna Banik, resident of Netaji Subhash Road, under ward no. 17 of Siliguri Municipal Corporation, P.S. & P.O. Siliguri, District Darjeeling, Pin 734001, to ascertain as to whether any transfer is made in respect to the land measuring 0.135 Acre, recorded in R.S. Khatian No. 4021, corresponding to L.R. Khatian Nos. 13379, 4515, 13380, 13381, 13382, 13383, 13375, 13376, 13377, 13378, 13384, 13385, 13386 appertaining to R.S. Plot no. 6868, corresponding to L.R. Plot No. 2236, Situated within Mouza Siliguri, J.L. No. 110(88), Pargana Baikunthapur, Police Station Siliguri, District Darjeeling, Pin 734001, 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 homestead land measuring 0.135 Acre, recorded in R.S. Khatian No. 4021, corresponding to L.R. Khatian Nos. 13379, 4515, 13380, 13381, 13382, 13383, 13375, 13376, 13377, 13378, 13384, 13385, 13386, appertaining to R.S. Plot no. 6868, corresponding to L.R. Plot No. 2236, Situated within Mouza Siliguri, J.L. No. 110(88), Pargana Baikunthapur, Police Station Siliguri, District Darjeeling pin 734001 in the state of West Bengal.

The total land is butted and bounded as follows:

On the North	:	By SMC Road (Netaji Subhash Road);
On the South	:	By land of Jamuna Routh,,
On the East	:	By Nilmoni Club & land of Nibash Ghosh &
On the West	:	By land of Ketai Paul,



Cont...



Soma Paul

Advocate

Tax & Property Consultant

Chamber.
A-12, 1st Floor, Park Palace,
Hill Cart Road, Siliguri, Dist. Darjeeling
Office-0353-2520437
email - advsomapaul@yahoo.in

Cell : 94344-26546

Date: 10/6/25

(02)

02. REPORT OF DEVOLUTION OF THE TITLE :

That from the documents submitted to me and enclosed herewith it appears that (1) SRI SHYAM SUNDAR BANIK, (2) SRI SUBHASH CHANDRA BANIK, (3) SRI NITAI CHANDRA BANIK AND (4) SRI MANORANJAN BANIK, all sons of Jiban Krishna Banik had jointly acquired a piece and parcel of land measuring 0.135 Acre, appertaining to and forming part of R.S. Plot No. 6868, recorded in R.S. Khatian No. 4021, Mouza Siliguri, J.L. No. 110 (88), Police Station Siliguri, District Darjeeling from Sri Ajit Kumar Dasgupta, Son of Late Priyonath Dasgupta, through a Deed of Sale being no. 4126 for the year 1971, registered at Office of the Sub-Registrar, Siliguri, for valuable consideration.

WHEREAS being owners in such possession of the Property the above named (1) SRI SHYAM SUNDAR BANIK, (2) SRI SUBHASH CHANDRA BANIK, (3) SRI NITAI CHANDRA BANIK and (4) SRI MANORANJAN BANIK have jointly constructed a tin shed wooden structure upon aforesaid Property.

WHEREAS being owner in such possession of the aforesaid Property, the above named MANORANJAN BANIK died intestate on 02.10.2007 leaving behind his wife **Smt Shephali Banik**, his daughters namely **Smt Tumpa Munsi & Smt Rumpa Bhowal** and his son **Sri Bumba Banik** as his only legal heirs and successors to equally inherit the aforesaid Property acquired by him during his life time.

WHEREAS after that, the above named SHYAM SUNDAR BANIK died intestate on 21.12.2020, leaving behind his wife **Smt Mayarani Banik**, his daughters namely **Smt Sukla Banik, Smt Suvra Ganesh Banik & Smt Susmita Sen** and his son **Sri Mahadeb Banik** as his only legal heirs and successors to equally inherit the aforesaid Property acquired by him during his life time.

WHEREAS being joint owner in such possession the above named NITAI CHANDRA BANIK died intestate on 17.05.2021 leaving behind his two sons

Cont...





Soma Paul

Advocate

Tax & Property Consultant

Chamber:

A-12, 1st Floor, Park Palace,
Hill Cart Road, Siliguri, Dist. Darjeeling
Office-0353-2520437
email - advsomapaul@yahoo.in

Cell : 94344-26546

Date: 10/6/25

(03)

namely **Sri Joydeb Banik & Sri Basudeb Banik** and his daughter **Smt Nupur Banik**, as his only legal heirs and successors to inherit his undivided share upon aforesaid property acquired during his life time.

WHEREAS as aforesaid, the above named **Sri Subhash Chandra Banik @ Subhash Banik, Smt. Shephali Banik, Smt. Tumpa Munsi, Smt. Rumpa Bhowal, Sri Bumba Banik, Smt. Mayarani Banik, Smt. Sukla Banik, Smt. Suvra Banik @ Suvra Ganesh Banik, Smt. Susmita Banik @ Susmita Sen, Sri Mahadeb Banik, Sri Joydeb Banik, Sri Basudeb Banik and Smt. Nupur Banik** became joint owners in such possession of the undivided shares in the aforesaid Property and mutated and recorded its name in the office of the B.L. & L.R.O., Siliguri and became a recorded owner of the **L.R. Khatian No. 4515, 13375, 13376, 13377, 13378, 13379, 13380, 13382, 13383, 13381, 13384, 13385 & 13386, respectively, in L.R. Plot No. 2236**, consist of total land measuring 0.132 acre in within Mouza Siliguri Moddhyo, J.L no 88, Pargana Baikunthapur, Post Office and Police Station Siliguri, District Darjeeling and they have got permanent, heritable and transferrable right, title and interest therein, free from all encumbrances, charges, mortgages, attachments, demands, lispendences and trust whatsoever and howsoever from any corner and they have been in khas and physical undivided 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 **Sri Subhash Chandra Banik @ Subhash Banik, Smt. Shephali Banik, Smt. Tumpa Munsi, Smt. Rumpa Bhowal, Sri Bumba Banik, Smt. Mayarani Banik, Smt. Sukla Banik, Smt. Suvra Banik @ Suvra Ganesh Banik, Smt. Susmita Banik @ Susmita Sen, Sri Mahadeb Banik, Sri Joydeb Banik, Sri Basudeb Banik and Smt. Nupur Banik** have duly been recorded in the R.O.R., Siliguri, consisting of **L.R. Khatian No. 4515, 13375, 13376, 13377, 13378, 13379, 13380, 13382, 13383, 13381, 13384, 13385 & 13386, respectively, in L.R. Plot No. 2236**, consist of total land measuring 0.132 acre



Cont...



Soma Paul

Advocate

Tax & Property Consultant

Chamber
A-12, 1st Floor, Park Palace,
Hill Cart Road, Siliguri, Dist. Darjeeling
Office-0353-2520437
email - advsomapaul@yahoo.in

Cell : 94344-26546

Date: 10/6/25

(04)

in within Mouza Siliguri Moddhyo, J.L no 88, Pargana Baikunthapur, Post Office and Police Station Siliguri, District Darjeeling and the said Plot no. 2236 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 1430 B.S. for the said total Land.

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

01) **OPINION:**

a) From the documents, it is appeared that namely (1) SRI SUBHASH CHANDRA BANIK @ SUBHASH BANIK, (2) SMT SHEPHALI BANIK, (3) SMT TUMPA MUNSI, (4) SMT RUMPA BHOWAL, (5) SRI BUMBA BANIK, (6) SMT MAYARANI BANIK, (7) SMT SUKLA BANIK, (8) SMT SUVRA BANIK @ SUVRA GANESH (9) SMT SUSMITA BANIK @ SUSMITA SEN, (10) SRI MAHADEB BANIK, BANIK, (11) SRI JOYDEB BANIK, (11) SRI BASUDEB BANIK AND (13) SMT NUPUR BANIK have duly mutated and recorded their said total piece of land in the office of the B.L. & L.R.O, Siliguri and became a recorded owner of the of L.R Khatian no. 4515, 13375, 13376, 13377, 13378, 13379, 13380, 13382, 13383, 13381, 13384, 13385 & 13386 respectively, consist of total land measuring 0.132 Acre.

a) 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.

b) That it further transpires that the land in question is not affected under any provision of urban Land (Ceiling & Regulations) Act, 1976.

Cont...





Soma Paul

Advocate

Tax & Property Consultant

Chamber:

A-12, 1st Floor, Park Palace,
Hill Cart Road, Siliguri, Dist. Darjeeling
Office-0353-2520437
email - advsomapaul@yahoo.in

Cell : 94344-26546

Date: 10/6/25

(05)

- c) 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".
- d) I certify that the above Title Deed produced before me is genuine.
- e) 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.