

Ref. No.....

Date : 05-12-2024

To
The Director,
WAY WIN CONSULTANTS PVT. LTD.
Haren Mukherjee Road, Hakimpura,
P.O & P.S Siliguri, District Darjeeling,
Pin – 734001.

Sub : Legal Scrutiny Report

Dear Sir,

In Pursuance of your instructions, I am submitting my Legal Scrutiny Report to the following effect :-

I have examined the available Xerox copies of (Title Deeds) all Sale Deeds, being document no. 3077/195 & 3078/1956 – both registered at the office of the then Sub-Registrar, Siliguri, District Darjeeling and also Sale Deeds, being document nos. 3823/2022, 3831/2022, 2288/2023, and also Gift Deeds, being document nos. 149/2015, 338/2015 & 511/2023 all registered at the office of the A.D.S.R, Siliguri, District Darjeeling and also document 368/2023 registered at the office of the R.O.A - IV at Kolkata, in respect of the land 7 (Seven) Kathas or 11.30 decimals, situated within Mouza Siliguri, J.L. No. 110(88), recorded in R. S. Khatian No. 3551, (Corresponding to L. R. Khatians no. 13879, 13880, 13881, 13882 & 13883), in R. S. Plot No. 5866 (Corresponding to L.R. Plot no. 782 of Mouza Siliguri Madhya), Pargana Baikunthapur, Touzi No. 3(Ja), Police Station, Sub Division and Addl. District Sub Registry Office Siliguri, within the jurisdiction of Ward No. XXVIII of Siliguri Municipal Corporation, bearing Holding no. 55/168/51/39/37 (old holding no. 168/51/39/37), at D. B. C Road, Deshbandhupara, Siliguri, District Darjeeling, more particularly mentioned in the schedule herein below, now jointly belongs to **1) SRI. PRANAB NAG @ PRANAB KUMAR NAG, 2) SRI. PRASENJIT NAG, 3) SRI. ALOKE NAG, 4) SRI. NIRMAL NAG,** - all Sons of Late Amal Kanta Nag @ Amal Kanti Nag, - all residing at "Old Post office Building", D.B.C Road, Deshbandhupara, Post office Siliguri Town, Police Station- Siliguri, District Darjeeling, Pin- 734004, in the State of West Bengal, **A N D 5) SMT. MUNMUN ROYCHOWDHURY,** Wife of Sri Ranadeep Bhattacharya, resident of Haiderpara, Sreema Sarani, Post Office Rabindra Sarani, Police Station Bhaktinagar, District Jalpaiguri, Pin - 734006 (W.B.) in the State of West Bengal, and I also made necessary enquiry at S.D. & L.R.O. Office at Siliguri. and also the office of the Siliguri Municipal Corporation.

During scrutiny of documents produce before me, during my enquiry at the above mentioned offices from the available records and documents, prima-facie, it appears to me as follows : -

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- 1) **THAT** one Amal Kanta Nag @ Amal Kanti Nag, S/o Sachi Kanta Nag, (now deceased) father of the above named Owners no. 1 to 4 namely, acquired ownership of all that piece or parcel of land measuring 2 Kathas together with house standing thereon situated within the town of Siliguri, Jote Kali Prasanna Singh, Mouza Dabgram now Siliguri, Paragana Baikunthapur, Police Station, Sub-Division and Sub-Registry office Siliguri, District Darjeeling, by virtue of purchase by a registered Deed of Sale, executed by Sri Brahmmedeb Prasad, Son of Sri Sibdayal Prasad, registered on 12.9.1956 at the office of the then Sub-Registrar, Siliguri and transcribed in book no. I, Volume no. 32, at pages 19 to 21, being document no. 3077 for the year 1956 and he



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further acquired ownership of another land measuring 5 Kathas in the aforesaid schedule by virtue of purchase by a registered deed of sale, executed by Sri Sibdayal Prasad, Son of Late Durga Ram Prasad, registered on 12.09.1956 at the office of the Sub-Registrar, Siliguri and transcribed in book no. I, Volume no. 32, at pages 22 to 23, being document no. 3078 for the year 1956. And thus the aforesaid Amal Kanta Nag @ Amal Kanti Nag acquired ownership of total 7(Seven) kathas of land together with houses standing thereon having permanent, heritable and transferable right, title and interest therein.

- 2) **THAT** during the last settlement survey operation in respect of the land in the town of Siliguri under the provision of West Bengal Estate Acquisition, 1953, the aforesaid land total measuring 7 kathas or 0.113 Acre was recorded in the name of said Amal Kanta Nag @ Amal Kanti Nag, in R.S. Khatian no. 3551, under R.S. Plot no. 5866 in Mouza Siliguri, Pargana Baikunthapur, J.L. no. 110, Touzi No. 3(old) new- 3(Ja), Police Station Siliguri, District Darjeeling, more particularly mentioned and described in the Schedule – "A" below, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.
- 3) **THAT**, while continuing in possession of the aforesaid land, in the year of 1980, the said Amal Kanta Nag @ Amal Kanti Nag constructed a three storied residential building total measuring 9000 Sq. ft. (i.e 3000 sq. ft. in each floor), on the land more particularly mentioned and described in the Schedule herein below and had been residing thereon with his family members, with all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.
- 4) **THAT**, while continuing in possession of the aforesaid land & building the said Amal Kanta Nag @ Amal Kanti Nag died on 29-03-2010, leaving behind him, his wife namely Smt. Arati Nag (since deceased), 5 Sons (above named owners no. 1 to 4 and also one Golok Nag), six daughters, namely Smt. Kakali Sarkar (Nag), Smt. Mahua Sarkar @ Mali Sarkar, Smt. Soma Chaudhuri @ Chameli Nag, Smt. Oli Das, Smt. Piyali Sengupta and Poly Bakshi, W/o Sri Swapan Bakshi (since deceased), who inherited the said property each having 1/12th share of the said land & building, as mentioned in the schedule herein below.
- 5) **THAT**, by virtue of a registered Deed of Gift, registered on 29-01-2015, being document no. 149 for the year 2015, registered at the office of the Addl. District Sub-Registrar, Siliguri, recorded in book no. I, CD Volume no. 1, Pages 2482 to 2499 for the year 2015, the abovenamed five daughters of Amal Kanti Nag, jointly transferred their undivided 5/12th share of the said land with building standing thereon, more particularly mentioned and described in the Schedule herein below, to and in favour of their five brothers & mother i. e. the above named owners no. 1 to 4, and said Golok Nag & Smt. Arati Nag, W/o Amal Kanti Nag.(since deceased) in equal shares.
- 6) **THAT**, by virtue of another registered Deed of Gift, registered on 16-02-2015, being document no. 338 for the year 2015, registered at the office of the Addl. District Sub-Registrar, Siliguri, recorded in book no. I, CD Volume no. 2, Pages 517 to 533 for the year 2015, the abovenamed. Poly Bakshi, W/o Sri Swapan Bakshi, transferred her undivided 1/12th share of the said land with building standing thereon, more particularly mentioned and described in the Schedule herein



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below, to and in favour of their five brothers & mother i. e. the above named owners no. 1 to 4 and said Golok Nag & Smt. Arati Nag, W/o Amal Kanti Nag (since deceased).

- 7) **THAT**, the aforesaid Poly Bakshi, W/o Sri Swapan Bakshi, died on 05.12.2015, leaving behind her only daughter namely, Smt. Sonali Bakshi, D/o Sri Swapan Kr. Bakshi, (i. e. daughter of Poly Bakshi & grand-daughter of Amal Kanti Nag), as her only legal heirs & successors according to the provision Hindu Succession Act.
- 8) **THAT**, the mother of the above named owners no. 1 to 4 and Golok Nag and the grand-mother of said Smt. Sonali Bakshi, namely Arati Nag, W/o Late Amal Kanta Nag, also died on 10.03.2019, leaving behind her the abovenamed owners no. 1 to 4, and said Golok Nag, her five daughters and one grand daughter- Smt. Sonali Bakshi, as her only legal heirs & successors, who inherited the said land & building according to their respective shares.
- 9) **THAT** in the aforesaid circumstances, by virtue of aforesaid inheritance as well as by virtue of the aforesaid two transfer by two separate registered Deed of Gift, being Gift Deeds no. 149 & 338 for the year 2015, the above named Owners no. 1 to 4 and said Golok Nag alongwith their five sisters (namely Smt. Kakali Sarkar (Nag), Smt. Mahua Sarkar @ Mali Sarkar, Smt. Soma Chaudhuri @ Chameli Nag, Smt. Oli Das, Smt. Piyali Sengupta) alongwith said Smt. Sonali Bakshi D/O Late Poly Bakshi, became the joint owners of said land with building, more particularly mentioned and described in the Schedule herein below, according to their respective undivided shares, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.
- 10) **THAT**, in the aforesaid circumstances, by virtue of law of inheritance as well as by virtue of the aforesaid two transfer by two separate registered Deed of Gift, being Gift Deeds no. 149 & 338 for the year 2015, the above named Owners no. 1 to 4 & also said Golok Nag, acquired ownership of total undivided 10/11th share (i. .e each having 2/11th share) and their five sisters (namely Smt. Kakali Sarkar (Nag), Smt. Mahua Sarkar @ Mali Sarkar, Smt. Soma Chaudhuri @ Chameli Nag, Smt. Oli Das, Smt. Piyali Sengupta) alongwith their said niece namely, Smt. Sonali Bakshi D/O Late Poly Bakshi, acquired ownership of total undivided 1/11th share (i. .e each having 1/66th share) of said land & building, being the land measuring 7(seven) Kathas (alongwith old three storied building), more particularly mentioned and described in the Schedule herein below, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.
- 11) **THAT**, by virtue of a registered Deed of Conveyance, being document no. 040203823 for the year 2022, jointly executed on 27/12/2022, by Smt. Mahua Sarkar @ Mali Sarkar, W/O Sri Swapan Sarkar, Smt. Soma Chaudhuri @ Chameli Nag, W/O Sri Ajay Chaudhuri and Smt. Piyali Sengupta, W/O Sri Rajat Sengupta (all daughters of Late Amal Kanti Nag), which was registered on 27/12/2022, at the office of the Addl. District Sub-Registrar, Siliguri, the above named Owner no. 5 (Smt. Munmun Roychowdhury) acquired ownership of undivided 3/66th or 1/22nd share (i.e. land measuring 229.09 sq. ft. alongwith three storied building measuring 409.08 square feet standing on the said land, more particularly mentioned and described in the Schedule herein



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below, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

12) **THAT**, by virtue of another registered Deed of Conveyance, being document no. 040203831 for the year 2022, executed on 27/12/2022, by the aforesaid Smt. Kakali Sarkar (Nag), W/O Sri Paresh Chandra Sarkar and daughter of Late Amal Kanti Nag, registered at the office of the A.D.S.R, Siliguri, on 27/12/2022, the above named Owner no. 5 (Smt. Munmun Roychowdhury) further acquired ownership of undivided 1/66th share (i.e. land measuring 76.36 square feet, alongwith building measuring 136.35 square feet standing thereon), more particularly mentioned and described in the Schedule herein below, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

13) **THAT**, by virtue of another registered Deed of Conveyance, being Deed no. 190402288 for the year 2023, executed by the aforesaid Smt. Sonali Bakshi, D/O Sri Swapan Bakshi, (i. e. daughter of Poly Bakshi and grand-daughter of Late Amal Kanti Nag), registered on 11/02/2023, at the office of the Additional Registrar of Assurance- IV, Kolkata, District Kolkata, the above named Owner no. 5 (Smt. Munmun Roychowdhury) further acquired ownership of undivided 1/66th share (i.e. land measuring 76.36 square feet, alongwith building measuring 136.35 square feet.) of the said land, more particularly mentioned and described in the Schedule herein below, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

14) **THAT**, by virtue of another registered Deed of Conveyance, being document no. 040200368 for the year 2023, executed on 20/02/2023, by the aforesaid Smt. Oli Das, W/O Sri Dipak Das and daughter of Late Amal Kanti Nag, registered on 20/02/2023, at the office of the A.D.S.R, Siliguri, on 20/02/2023, the above named Owner no. 5 (Smt. Munmun Roychowdhury) further acquired ownership of undivided 1/66th share (i.e. land measuring 76.36 square feet, alongwith building measuring 136.35 square feet) of the said land, more particularly mentioned and described in the Schedule herein below, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

15) **THAT**, by virtue of aforesaid four transfers by four separate registered Deeds of Conveyance, being document no. 3823/2022, 3831/2022, 2288/2023 and 368/2023, as stated above, the Present Owner no. 5 (Smt. Munmun Roychowdhury), became the joint owners of undivided 6/66th or 1/11th share (i. e. land measuring 458.17 square feet, alongwith building measuring 818.13 square feet.) of the said land, more particularly mentioned and described in the Schedule herein below, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

16) **THAT**, thereafter by virtue of a registered Deed of Gift, being document no. 040200511 for the year 2023, executed on 28/02/2023, by the aforesaid Sri Golak Nag, S/O Late Amal Kanti Nag @ Amal Kanta Nag, to and in favour of the above named owners no. 1 to 4, registered on 06/03/2023, at the office of the A.D.S.R, Siliguri, the above named Owner no. 1 to 4 further acquired joint ownership of undivided 1/6th share (i.e. land measuring 916.36 square feet,

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alongwith building measuring 1636.36 square feet) of the said land, more particularly mentioned and described in the Schedule herein below, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

- 17) **THAT**, in the aforesaid circumstances, by virtue of law of inheritance as well as by virtue of the aforesaid seven transfers by three separate registered Deeds of Gift (being Gift Deed nos. 149/2015, 338/2015 & 511/2023) and four separate registered Deeds of Conveyance (being Sale Deed nos. 3823/2022, 3831/2022, 2288/2023 and 368/2023, as stated above, all the above named Land Owners acquired ownership and possession of the entire land & building, being the land measuring 7(seven) Kathas alongwith old three storied residential building total measuring 9000 square feet (i.e 3000 square feet in each floor), standing on the said land, more particularly mentioned and described in the Schedule herein below, having all permanent, heritable and transferable right, title and interest therein, free from all encumbrances whatsoever.

I have made necessary search/enquiries for the period commencing from 1995 to 2024 (upto the date of my search) at Addl. District Sub Registrar, Siliguri, District Darjeeling.

I have also made necessary search/enquiries at the office of the S.D & L. R.O and found that the below schedule land has been recorded in the name of the above named owners in L. R. record.

I have also caused/made necessary search/enquiries before Ld. Court of Civil Judge, Junior & Senior Division, Siliguri, District Darjeeling regarding pendency/disposal of suits/proceeding/litigation for the year from 2013 to 2024 and found that there is no case/litigation is pending.

I have also made necessary search/enquiries at the office of the Siliguri Municipal Corporation and found that the below schedule land is recorded in the holding record of the Siliguri Municipal Corporation in the name of the above named owners.

The above named land owners have shown an affidavit dated 05/12/2024 (original enclosed herewith) before the Ld. Notary Public, Siliguri, wherein they have stated/declared, inter-alia that they are the owners-in-possession of the property mentioned in schedule herein below which 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 have not entered into any agreement for sell of the said property or any part thereof with anybody and they are not possessing any land in excess of ceiling area, the land is not subject matter of any acquisition or requisition, by the Govt. or any other authority concerned and the property is not subject matter of any suit proceedings or litigation and the property in question is not subject matter of any attachment order and the declaration made therein are absolutely true and correct and in case of false declaration made therein by them, their all properties may be attached by the Concern Authority to whom it may concern.



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I hereby certify that the above named 1) **SRI. PRANAB NAG @ PRANAB KUMAR NAG, 2) SRI. PRASENJIT NAG, 3) SRI. ALOKE NAG, 4) SRI. NIRMAL NAG, A N D 5) SMT. MUNMUN ROYCHOWDHURY,** are the absolute owners-in-possession of the said land and they have a valid, clear and marketable title to the property mentioned & described in the schedule below and the said property is free from all encumbrances and same is not vest one and the land in question is not affected by urban land (Ceiling and Regulation Act) and the said land is free from all encumbrances.

SCHEDULE OF LAND

All that piece or parcel of land measuring 7 (Seven) Kathas, situated within Mouza Siliguri, J.L. No. 110(88), recorded in R. S. Khatian No. 3551, (Corresponding to L. R. Khatians no. 13879, 13880, 13881, 13882, 13883), in R. S. Plot No. 5866 (Corresponding to L.R. Plot no. 782 of Mouza Siliguri Madhya), Pargana Baikunthapur, Touzi No. 3(Ja), Police Station, Sub Division and Addl. District Sub Registry Office Siliguri, within the jurisdiction of Ward No. XXVIII of Siliguri Municipal Corporation, bearing new Holding no. 55/168/51/39/37 (corresponding to old Holding no. 168/51/39/37), at D. B. C Road, Deshbandhupara, Siliguri, District Darjeeling. The aforesaid land is butted and bounded as follows : -

By the North	:	Land & building known as "RHITAM" Apartment.
By the South	:	27' feet wide municipal road known as D.B.C Road,
By the East	:	Land & house of Sri P.C. Biswas;
By the West	:	15' feet wide S.M.C Road.

Thanking you,

Yours faithfully

(ARUN BHATTACHARJEE)

Advocate / Siliguri

Enclosures : -

1. Original Search Receipts 6 nos.,
2. Original court information slip 12 nos,
3. Original Affidavit

