



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: 10/6/26

TO WHOM IT MAY CONCERN

Search herein is made in respect of the land of (1) SMT. KHUSHI PAUL @ KHUSHI PAUL (DUTTA), (2) SRI TAPAN DUTTA, (3) SRI RATAN DUTTA, (4) SMT. TAPASHI NANDI @TAPASHI NANDI (DUTTA), (5) SRI TAPASH DUTTA, (6) SMT. SUTAPA DUTTA, (7) SMT. SAMAGATA DUTTA (BASU) @ SAMAGATA DUTTA, all Legal Heirs of Late Basanti Rani Dutta @ Basanti Dutta, Hindu by religion, resident of Rabindra Nagar, Siliguri, Ward No. 21 of 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 4 Kathas 13 Chhataks or 3465 Square feet, situated within Mouza SILIGURI (now Siliguri Purba), Pargana Baikunthapur, P.S. Siliguri, District Darjeeling appertaining to Plot no. 11402 (R.S.) 6560 (L.R.), Khatian No. 3235 (R.S.) 7953, 7954, 7955, 7956, 7957 & 7952 (L.R.), J.L. no. 110 (now 92), 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 **4 Kathas 13 Chhataks or 3465 Square feet**, appertaining to and forming part of **Plot no. 11402 (R.S.) 6560 (L.R.)**, recorded in **Khatian no. 3235 (R.S.) 7953, 7954, 7955, 7956, 7957 & 7952 (L.R.)**, situated within Mouza **SILIGURI (now Siliguri Purba)**, Pargana Baikunthapur, J.L. No. 110(now 92), P.S. Siliguri, Dist. Darjeeling and the said land situated under Siliguri Municipal Corporation Area Ward No. 21, at Rabindra Nagar, Post Office & Police Station Siliguri, District Darjeeling, in the State of West Bengal.

The total land is butted and bounded as follows:

By the North	:	Land & house of Ranjan Moitra & Amit Dam,
By the South	:	Land & house of Satish Chandra Roy,
By the East	:	27 feet wide S.M.C. Road,;
By the West	:	14 feet wide S.M.C. Road.

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: 10/6/26

(02)

02. REPORT OF DEVOLUTION OF THE TITLE :

That from the documents submitted to me and enclosed herewith it appears that One Basanti Rani Dutta @ Basanti Dutta, Wife of Sri Naresh Chandra Dutta, since Deceased at her life time acquired by purchase of land measuring 8 Decimals or 5 Kathas, recorded in R.S. Khatian No. 3235, in R.S. Plot No. 11402, Mouza Siliguri, J.L. No. 110, Pargana Baikunthapur, under Police Station Siliguri, District Darjeeling, by virtue of a registered Deed of Sale, being No. **I - 3814 for the year 1966**, registered in Book No. I, Vol No. 40, Pages from 234 to 236, executed by **Sri Satish Chandra Roy** at the office of the Additional District Sub-Registrar, Siliguri, District Darjeeling and since enjoyed the said property, **BASANTI RANI DUTTA @ BASANTI DUTTA** died on 12/12/2004 and her husband namely Naresh Chandra Dutta also died before her death and they living behind 1) **SWAPAN DUTTA** 2) **SRI TAPAN DUTTA** 3) **SRI RATAN DUTTA**, 4) **SRI TAPASH DUTTA**, 5) **SMT. KHUSHI PAUL @KHUSHI PAUL (DUTTA)** 6) **SMT. TAPASHI NANDI @ TAPASHI NANDI (DUTTA)**, as their only legal heirs and successors those who are inherited the aforesaid land measuring 8 Decimals or 5 Kathas, each having undivided 1/6th share according to Hindu Succession Act 1956.

WHEREAS, thereafter they have mutated the said land in their names and obtained six separate L.R. Khatians from the concerned Land Reforms Office vide (1) L.R. Khatian No. 7952 in the name of **SWAPAN DUTTA**, (2) L.R. Khatian No. 7953 in the name of **SMT. KHUSHI PAUL @KHUSHI PAUL (DUTTA)** hereof, (3) L.R. Khatian No. 7954 in the name of **SRI TAPAN DUTTA** hereof, (4) L.R. Khatian No. 7955 in the name of **SRI RATAN DUTTA** hereof, (5) L.R. Khatian No. 7956 in the name of **SMT. TAPASHI NANDI @ TAPASHI NANDI (DUTTA)** hereof and (6) L.R. Khatian No. 7957 in the name **TAPASH DUTTA** hereof, in respect of L.R. Plot No. 6560, arising out of R.S. Plot No. 11402, has been classified as DANGA which is within Mouza Siliguri Purba, J.L. No. 92, Police Station Siliguri, District Darjeeling.

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: 10/6/26

(03)

WHEREAS being owner in such possession said Swapan Dutta, died intestate on 28.12.2023 leaving behind him, his wife SMT. SUTAPA DUTTA and one daughter SMT. SAMAGATA DUTTA (BASU) @ SAMAGATA DUTTA as his only legal heirs and successors as per provisions of the Hindu Succession Act, 1956. Accordingly, the abovenamed legal heirs of late Swapan Dutta jointly inherited the undivided 1/6th share of the aforesaid land measuring 8 Decimals or 5 Kathas left by the deceased Swapan Dutta, having equal share therein, having permanent, heritable and transferable right, title and interest therein and free from all encumbrances and charges whatsoever.

Thereafter they have mutated the said land in their names and obtained two separate L.R. Khatians from the concerned Land Reforms Office vide (1) L.R. Khatian No. 14080 lies in the name of SMT. SUTAPA DUTTA, (2) L.R. Khatian No. 14081 lies in the name of SMT. SAMAGATA DUTTA (BASU) @ SAMAGATA DUTTA hereof, in respect of L.R. Plot No. 6560, arising out of R.S. Plot No. 11402, Mouza Siliguri Purba, J.L. No. 92, Police Station Siliguri, District Darjeeling.

WHEREAS as per physical measurement it is found that they are in actual, khas and physical possession of the land measuring 4 Kathas 13 Chhataks or 3465 Square feet as more fully described and they have been enjoying and possessing the said land having permanent, heritable and transferable right, title and interest therein and free from all encumbrances and charges whatsoever.

From the copy of Rent Receipt, produced before me and enclosed herewith, it appears that Rent/Land Revenue has been paid up to 1424 B.S. for the said total Land.

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

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: 10/6/26

(04)

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. 7953, 7954, 7955, 7956, 7957, 14080, 14081**, consist of land measuring 4 Kathas 13 Chhataks or 0.08 acre or 3465 Square feet.
- 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 "DANGA". But the Classification of Land has been converted from DANGA to BASTU through the Conversion Case no. CN/2023/0405/100 dated 25.07.2023
- e) I certify that the above Title Deed produced before me is genuine.
- 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.

E. No. F-1036/1052/2001

