

ABHISHEK SINGH

BBA LL.B., LL. M.

ADVOCATE

**CALCUTTA HIGH COURT
CIRCUIT BENCH AT JALPAIGURI
HIGH COURT OF SIKKIM**

REF. : LO/01/2026

Date : 24-07-2026

TO WHOM IT MAY CONCERN

TITLE REPORT

This is to certify that I have examined the relevant documents and records available on title with respect to all that piece or parcel of land, more particularly described in the Schedule given hereinbelow, as produced before me by **1. D M VENTURES**, a Partnership Firm, having its Office at Dwarika Signature Tower, Sevoke Road, Siliguri, P.O. and P.S. - Siliguri, District - Darjeeling, PIN - 734001, in the State of West Bengal, **2. MAONIL ESTATES PRIVATE LIMITED**, a Private Limited Company, having its Office at 2nd Floor, Ram Krishna Samity Building, Panitanki More, Sevoke Road, Siliguri, P.O. and P.S. - Siliguri, District - Darjeeling, PIN - 734001, in the State of West Bengal and **3. SMT. ANITA MITRUKA**, wife of Sri Sushil Mitruka alias Sushil Kumar Mitruka, residing at E-0601, Uttorayon Township, Matigara, P.O. and P.S. - Matigara, District - Darjeeling, PIN-734010, in the State of West Bengal.

SCHEDULE

All that piece or parcel of land measuring 1.1428 Acres, forming part of R.S. Plot Nos.8805, 8014, 8006 and 8803/8908 corresponding to L.R. Plot Nos.6140, 3859, 3848, 6137 and 3861, recorded in R.S. Khatian Nos.5669, 2412, 2384 and 5600 corresponding to L.R. Khatian Nos.13191, 13200 and 13199, situated within Mouza - Siliguri corresponding to Mouza - Siliguri Madhya (L.R.), J.L. No.110 (88) corresponding to J.L. No.88 (L.R.), Pargana - Baikunthapur, bearing Holding No.430/VL/1/100/174/A/3/2, Ward No.VI of Siliguri Municipal Corporation, located between Sevoke More and Venus More, Hill Cart Road, P.S. - Siliguri, District - Darjeeling, in the State of West Bengal.



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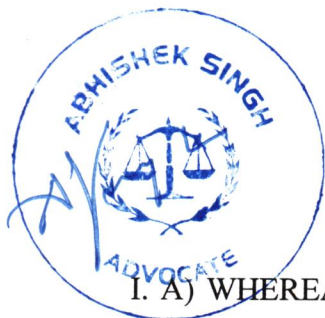
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The said land is bounded and butted as follows:-

- By North : 18 Feet wide S.M.C. Road, Land & Building of
Sri Arun Kumar Das & brothers, Land of Nripen Basu
& others and Land of R.S. Plot No.8014,
- By South : Land & building of Sri Dipankar Sarkar & others,
Ranjit Hotel and 19 Feet wide S.M.C. Road,
- By East : Hill Cart Road, Land & building of Sri Arun Kumar Das
& brothers, Sri Dipankar Sarkar, Haripada Ghosh &
others and Ranjit Hotel,
- By West : Land of Nripen Basu & others, Land of Bhagwati Babu,
Raj Kumar Sharma & others and
Land of R.S. Plot No.8014.



DEVOLUTION

1. A) WHEREAS one Sri Subir Kar, son of Late Satish Chandra Kar, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land in total measuring 12.848 Kathas together with 50 year old buildings standing thereon, situated within Mouza - Siliguri, J.L. No.110 (88), Pargana- Baikunthapur, P.S.- Siliguri, District- Darjeeling, unto and in favour of **D M VENTURES** by virtue of six separate Sale Deeds i) executed on 17.02.2020, being Document No.1916 for the year 2020, entered in Book- I, Volume No.0402-2020, Pages - 76289 to 76313, ii) executed on 19.02.2020, being Document No.1917 for the year 2020, entered in Book- I, Volume No.0402-2020, Pages - 76265 to 76288, iii) executed on 02.03.2020, being Document No.535 for the year 2020, entered in Book- I, Volume No.0402-2020, Pages - 19793 to 19816, iv) executed on 04.03.2020, being Document No.582 for the year 2020, entered in Book- I, Volume No.0402-2020, Pages - 21726 to 21749, v) executed on 13.03.2020, being Document No.658 for the year 2020, entered in Book- I, Volume No.0402-2020, Pages - 23472 to 23495, and vi) executed on 16.03.2020,

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being Document No.684 for the year 2020, entered in Book- I, Volume No.0402-2020, Pages - 24184 to 24206, all the Deeds registered in the Office of the Additional District Sub-Registrar, Siliguri.

B) AND WHEREAS one Sri Sanjoy Kumar Agarwala alias Sanjay Agarwal, son of Sri Shyam Sunder Agarwala, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 7 Kathas, situated within Mouza - Siliguri, J.L. No. 110(88), Pargana - Baikunthapur, P.S.- Siliguri, District - Darjeeling, unto and in favour of **D M VENTURES** by virtue of Sale Deed, executed on 03.11.2020, being Document No.1651 for the year 2020, entered in Book- I, Volume No.0402-2020, Pages - 63343 to 63364, registered in the Office of Additional District Sub-Registrar, Siliguri.

C) AND WHEREAS one Sri Santanu Kar, son of Late Sudarshan Kar, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 4.86 Kathas, situated within Mouza - Siliguri, J.L. No. 110, Pargana - Baikunthapur, P.S.- Siliguri, District - Darjeeling, unto and in favour of **D M VENTURES** by virtue of Sale Deed, executed on 10-03-2022, being Document No.809 for the year 2022, entered in Book- I, Volume No.0402-2022, Pages - 40685 to 40702, registered in the Office of Additional District Sub-Registrar, Siliguri.

D) AND WHEREAS Brinda Niketan Private Limited had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 4 Kathas 9 Chattaks, situated within Mouza - Siliguri, J.L. No.110, Pargana - Baikunthapur, P.S. - Siliguri, District - Darjeeling, unto and in favour of **D M VENTURES**, by virtue of Sale Deed, executed on 27-04-2022, being Document No.1285 for the year 2022, entered in Book- I, Volume No.0402-2022, Pages - 56156 to 56177, registered in the Office of Additional District Sub-Registrar, Siliguri.

E) AND WHEREAS by virtue of aforesaid nine separate Sale Deeds i) being Document No.1916 for the year 2020, ii) being Document No.1917 for the year 2020, iii) being Document No.535 for the year 2020, iv) being Document No.582 for the year 2020, v) being Document No.658 for the year 2020, vi) being Document No.684 for the year 2020, vii) being Document No.1651 for the year 2020, viii) being Document No.809 for the year 2022 and ix) being Document No.1285 for the year

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2022, abovenamed **D M VENTURES** became the sole, absolute and exclusive owner of all that aforesaid land in total measuring about 29.2705 Kathas or 0.4828 Acres together the said buildings standing thereon, having permanent, heritable and transferable right, title and interest therein and the said land was subsequently recorded in its name in the L.R. Record of Rights, being L.R. Khatian No.13191, comprising of L.R. Plot Nos.6140, 3859, 3848 and 6137, situated within Mouza - Siliguri Madhya (L.R.), J.L. No.88 (L.R.), P.S. - Siliguri, District - Darjeeling.

F) AND WHEREAS the aforesaid buildings standing in a dilapidated condition, the existing tenants of the said buildings had dissolved their tenancies and vacated their respective premises and abovenamed **D M VENTURES** had thereafter demolished the said buildings in accordance with the prevalent regulations.

G) AND WHEREAS the Office of the District Land & Land Reforms Officer, Darjeeling, had accorded permission to abovenamed **D M VENTURES** to convert the character of the aforesaid land measuring 0.4828 Acres to *Commercial Bastu*, vide conversion Case No.CN/2023/0405/37 with effect from 18-05-2023.

II. A) AND WHEREAS one Smt. Dipti Rani Kar, wife of Late Sudarshan Kar, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.33 Acres, situated within Mouza-Siliguri, J.L. No.110 (88), Pargana- Baikunthapur, P.S. - Siliguri, District - Darjeeling, unto and in favour of **MAONIL ESTATES PRIVATE LIMITED** by virtue of Sale Deed, executed on 16-04-2004, being Document No.1879 for the year 2006, entered in Book-I, Volume No.57, Pages 1 to 12, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.

B) AND WHEREAS by virtue of aforesaid Sale Deed being Document No.1879 for the year 2006, abovenamed **MAONIL ESTATES PRIVATE LIMITED** became the sole, absolute and exclusive owner of the aforesaid land measuring 0.33 Acres, having permanent, heritable and transferable right, title and interest therein and the said land was subsequently recorded in its name in the L.R. Record of Rights, being L.R. Khatian No.13200, comprising of L.R. Plot Nos.3859 and 3861, situated within Mouza - Siliguri Madhya (L.R.), J.L. No.88 (L.R.), P.S. - Siliguri, District -

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Darjeeling.

C) AND WHEREAS the Office of the District Land & Land Reforms Officer, Darjeeling, had accorded permission to abovenamed **MAONIL ESTATES PRIVATE LIMITED** to convert the character of the aforesaid land measuring 0.33 Acres to *Commercial Bastu*, vide conversion Case No.CN/2023/0405/38 with effect from 18-05-2023.

III. A) AND WHEREAS Smt. Dipti Rani Kar, wife of Late Sudarshan Kar, Sri Subrata Kar, Sri Santanu Kar, both sons of Late Sudarshan Kar, Smt. Suvra Roy Chowdhuri, wife of Sri Samar Roy Chowdhuri and Capt. Miss Sudipta Kar, daughter of Late Sudarshan Kar, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.33 Acres, situated within Mouza - Siliguri, J.L. No.110(88), Pargana - Baikunthapur, District - Darjeeling, unto and in favour of one Kamal Kumar Mitruka, son of Sri Sushil Kumar Mitruka, by virtue of Sale Deed, executed on 30.03.2005, being Document No.1873 for the year 2006, entered in Book- I, Volume No.56, Pages - 349 to 358, registered in the Office of Addl. Dist. Sub-Registrar, Siliguri.

B) AND WHEREAS by virtue of the aforesaid Sale Deed being Document No.1873 for the year 2006, abovenamed Kamal Kumar Mitruka became the sole, absolute and exclusive owner of the aforesaid land measuring 0.33 Acres, having permanent, heritable and transferable right, title and interest therein.

C) AND WHEREAS abovenamed Kamal Kumar Mitruka died intestate leaving behind his mother - SMT. ANITA MITRUKA, wife of Sri Sushil Kumar Mitruka and his wife - SMT. PRITI MITRUKA, as his only legal heirs to inherit the aforesaid land measuring 0.33 Acres.

D) AND WHEREAS by way of inheritance, abovenamed **SMT. ANITA MITRUKA** and SMT. PRITI MITRUKA became the sole, absolute and exclusive owners of the aforesaid land measuring 0.33 Acres, each having undivided $\frac{1}{2}$ (one-half) share in it, having permanent, heritable and transferable right, title and interest therein.

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E) AND WHEREAS certain mistake and inaccuracy had accidentally and inadvertently crept in the aforesaid Sale Deed, being Document No.1873 for the year 2006 and the said mistake and inaccuracy was subsequently rectified by virtue of Deed of Declaration, executed on 08-07-2021, being Document No.1512 for the year 2021, entered in Book- I, Volume No.0402-2021, Pages - 63887 to 63909, registered in the Office of the Addl. Dist. Sub-Registrar, Siliguri.

F) AND WHEREAS abovenamed SMT. PRITI MITRUKA had thereafter transferred her undivided $\frac{1}{2}$ (one-half) share in the aforesaid land measuring 0.33 Acres, unto and in favour of abovenamed **SMT. ANITA MITRUKA**, by virtue of Gift Deed, executed on 26.07.2021, being Document No.1641 for the year 2021, entered in Book - I, Volume No.0402-2021, Pages - 70636 to 70657, registered in the Office of Addl. Dist. Sub-Registrar, Siliguri.

G) AND WHEREAS by way of inheritance, by virtue of aforesaid Deed of Declaration being Document No.1512 for the year 2021 and by virtue of aforesaid Gift Deed being Document No.1641 for the year 2021, abovenamed **SMT. ANITA MITRUKA** became the sole, absolute and exclusive owner of all that aforesaid land measuring 0.33 Acres, having permanent, heritable and transferable right, title and interest therein and the said land was subsequently recorded in her name in the L.R. Record of Rights, being L.R. Khatian No.13199, comprising of L.R. Plot No.3859, situated within Mouza - Siliguri Madhya (L.R.), J.L. No.88 (L.R.), P.S. - Siliguri, District - Darjeeling.

H) AND WHEREAS the Office of the District Land & Land Reforms Officer, Darjeeling, had accorded permission to abovenamed **SMT. ANITA MITRUKA** to convert the character of the aforesaid land measuring 0.33 Acres to *Commercial Bastu*, vide conversion Case No.CN/2023/0405/39 with effect from 18-05-2023.

IV. AND WHEREAS abovenamed **D M VENTURES, MAONIL ESTATES PRIVATE LIMITED** and **SMT. ANITA MITRUKA** had amalgamated their respective land in total measuring 1.1428 Acres, by virtue of Agreement of Amalgamation executed on 18.01.2022.

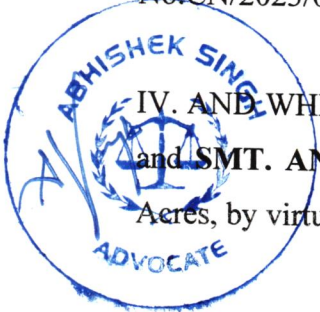
V. AND WHEREAS abovenamed **D M VENTURES, MAONIL ESTATES PRIVATE LIMITED**

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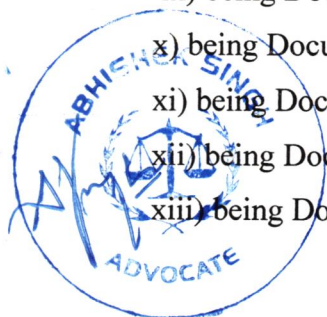
and **SMT. ANITA MITRUKA** had entered into a Partnership with Sri Naresh Kumar Agarwal, son Late Keshoram Agarwal and Sri Prateek Agarwal, son of Sri Deepak Kumar Agarwal under the name and style of **DADI VENTURES**, having its Office at Holding No.430/VL/100/174/A/3/2, B.M. Sarani, Hill Cart Road, Siliguri, P.O. and P.S. - Siliguri, District - Darjeeling, PIN - 734001, in the State of West Bengal and had contributed the aforesaid land measuring 1.1428 Acres into the said Partnership vide Deed of Partnership on 04-08-2021 and vide Supplementary Deed of Partnership on 12-03-2024.

VI. AND WHEREAS abovenamed **D M VENTURES, MAONIL ESTATES PRIVATE LIMITED, SMT. ANITA MITRUKA** and **DADI VENTURES** are constructing a building complex on the aforesaid land measuring 1.1428 Acres, more particularly described in the Schedule given hereinbelow, the permit of which has been granted vide Building Permit No.SWS-OBPAS/0104/2023/3583, dated 05-02-2024.

DOCUMENTS AND RECORDS SCRUTINIZED

1. Photocopy of Title Deeds & Chain Deed :-

- i) being Document No.1916 for the year 2020,
- ii) being Document No.1917 for the year 2020,
- iii) being Document No.535 for the year 2020,
- iv) being Document No.582 for the year 2020,
- v) being Document No.658 for the year 2020,
- vi) being Document No.684 for the year 2020,
- vii) being Document No.1651 for the year 2020,
- viii) being Document No.809 for the year 2022,
- ix) being Document No.1285 for the year 2022,
- x) being Document No.1879 for the year 2006,
- xi) being Document No.1873 for the year 2006,
- xii) being Document No.1512 for the year 2021 and
- xiii) being Document No.1641 for the year 2021



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2. Photocopy of L.R. Khatians :-

- i) L.R. Khatian No.13191
- ii) L.R. Khatian No.13200 and
- iii) L.R. Khatian No.13199

3. Photocopy of Conversion Certificates :-

- i) Conversion Case No.CN/2023/0405/37
- ii) Conversion Case No.CN/2023/0405/38 and
- iii) Conversion Case No.CN/2023/0405/39

4. Photocopy of Agreement of Amalgamation executed on 18.01.2022.

**5. Photocopy of Deed of Partnership dated 04-08-2021 and
Supplementary Deed of Partnership dated 12-03-2024**

6. Photocopy of Building Permit No.SWS-OBPAS/0104/2023/3583, dated 05-02-2024

INFERENCE

That on scrutiny of the documents and records mentioned hereinabove, I have opined with certainty that **D M VENTURES, MAONIL ESTATES PRIVATE LIMITED** and **SMT. ANITA MITRUKA**, are the sole, absolute and exclusive owners of the Schedule property described hereinabove, having permanent, heritable and transferable right, title and interest therein and the same is in their khas, actual and physical possession and stands in their names and the land does not fall under the West Bengal Urban Land (Ceiling and Regulation) Act, 1976.

That **D M VENTURES, MAONIL ESTATES PRIVATE LIMITED** and **SMT. ANITA MITRUKA** have got saleable and marketable right over the Schedule property.

A Singh
24/07/2026

Advocate



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