

**AJAY KUMAR MITRUKA**

**"LAWYERPLEX"**

**KHALPARA, SILIGURI**

**DIST-DARJEELING-05**

**98323-86752**

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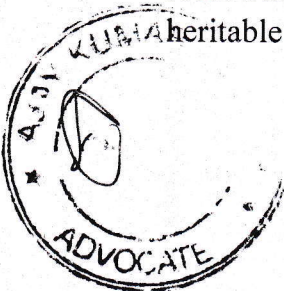
**No Encumbrance Certificate and detailed report**

Ref. :

1. **SRI SHAMBHU BASAK S/O LATE GOUR PADA BASAK**
2. **SRI SUBAL BASAK S/O LATE GOUR PADA BASAK**
3. **SMT. MAYARANI DAS (BASAK) D/O LATE GOURPADO BASAK , W/O SRI ARIN DAS**
4. **SRI SURAJIT BASAK S/O LATE JIBAN KRISHNA BASAK** All are Hindu By faith, Indian by Citizenship, Business by occupation, residing at Najrul Sarani Bylane, Haiderpara, Rabindra Sarani, Ward No.39, P.O Siliguri, P.S Bhaktinagar, Dist- Jalpaiguri, Pin-734006, hereinafter called the "**ACTUAL OWNER**"

**WHEREAS** One **LATE GOURPADO BASAK** S/o Surendra Nath Basak was the owner of land measuring 1½ Decimal, appertaining and forming part of R.S Plot No. 348, recorded in R.S Khatian No. 334, Mouza – Dabgram, J.L. No.2, Sheet No.12, Pargana-Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri, by virtue of deed of Sale being No. **I-3217** dated 16.10.1984, executed by Chabu Lal Singh, registered in the office of the Sadar Joint Sub Registrar, Jalpaiguri, Dist-Jalpaiguri, for the year 1984, having all permanent, heritable and transferable rights, title and interest therein.

**AND WHEREAS** One **LATE GOURPADO BASAK** S/o Surendra Nath Basak also was the owner of land measuring 1 ½ Decimal, appertaining and forming part of R.S Plot No. 348, recorded in R.S Khatian No. 334, Mouza – Dabgram, J.L. No.2, Sheet No.12, Pargana-Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri, by virtue of deed of Sale being No. **I-3219** dated 16.10.1984, executed by Chabu Lal Singh, registered in the office of the Sadar Joint Sub Registrar, Jalpaiguri, Dist-Jalpaiguri, for the year 1984, having all permanent, heritable and transferable rights, title and interest therein.



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**AND WHEREAS** One LATE BASANTI RANI BASAK W/O Late Gourpado Basak also was the owner of land measuring 5 Decimal, appertaining and forming part of R.S Plot No. 348, recorded in R.S Khatian No. 334, Mouza – Dabgram, J.L. No.2, Sheet No.12 Pargana-Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri, by virtue of deed of Sale being No. **I-113** dated 6.1.1975, executed by Chabu Lal Singh, registered in the office of the Sadar Joint Sub Registrar, Jalpaiguri, Dist-Jalpaiguri, for the year 1975, having all permanent, heritable and transferable rights, title and interest therein

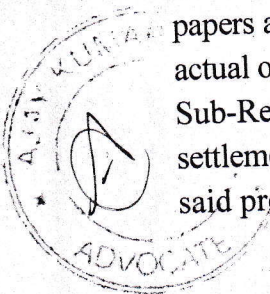
**AND WHEREAS** the said Late Gourpado Basak S/o Surendra Nath Basak and Late Basanti Rani Basak wife of Late Gourpado Basak expired leaving behind the following as his legal heirs to jointly inherit his landed property measuring 8 Decimal as per the law of inheritance, according to the Hindu Succession Act, 1956:-

- a) Sri Shambhu Basak - Son
- b) Sri Subal Basak- Son
- c) Smt. Mayarani Das (Basak)- Married Daughter
- d) Jiban Krishna Basak- son (now deceased)

**AND WHEREAS** the said Jiban Krishna Basak S/o Late Gourpado Basak also expired leaving behind Sri Surajit Basak as his only legal heirs to inherit his share in the landed property left behind by his late father Gourpado Basak, as per the law of inheritance, according to the Hindu Succession Act, 1956

**AND WHEREAS** therefore the owners became the owners of total land measuring 8 Decimal, having their/her/their permanent heritable and transferable right, title and interest therein.

**DECLARATION OF TITLE SEARCHING:** I have pursued and scrutinized the relevant papers and documents available in respect of the landed property owned and possessed by the actual owners besides that I have caused necessary searches in the office of the Addl. Dist. Sub-Registrar at Rajganj for the period of 2000 (Upto-date) and I have also inspect the settlement record in the office of the B.L. & L.R.O. at Jalpaiguri. and I came to opine that the said property is free from all encumbrances and charges and is marketable.



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The said **owners** then got the land mutated and obtained a separate L.R Khatain being No. 991 and L.R Plot No. 344 & 345, under Mouza Dabgram, L.R Sheet No. 65, P.S Rajganj Dist-Jalpaiguri and classification of land is Bastu.

**SCHEDULE**

All that piece or parcel of Homestead vacant land **measuring 08 Decimal**, appertaining and forming part of R.S Plot No. 348, & LR Plot No. 344 & 345 recorded in R.S Khatian No. 334, corresponding to L.R Khatian No. 299, 300, 301, 991 Mouza – Dabgram, RS Sheet No.12 & LR Sheet No. 65, J.L. No.2, Ward No.39 under SMC area, Holding No. 125/124/1683/1682 Pargana- Baikunthapur, P.S. Bhaktinagar, Dist. Jalpaiguri, Situated at Surya Shikha Sarani.

**The said land is butted and bounded as follows:**

On the North : House of Pradyut Paul.

On the South : House of Dilip Das & 17 ft. Road.

On the East : Vacant land of Dilip Paul.

On the West : 9'6" ft. Road.

I have caused necessary searches in the Sub Registry Office at A.D.S.R, Rajganj, for a period from 2000 to 2026. My report is as follows:

**OPINION:**

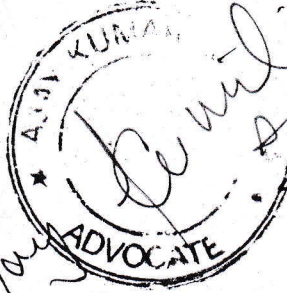
- (i) On perusal the documents and records available and conducting searching in the concern offices, it may be certified that the title of the aforesaid land measuring **8 Decimal**, as mentioned above hereinabove, owned and possessed by the owners as mentioned above, is free from all sorts of encumbrances, charges, liabilities lines and lispendents attachments of any kind of whatsoever and the said property has an absolutely clear, free and marketable title.
- (ii) The Land is duly mutated in the name of the owners hereof.

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- (iii) It is certified that neither any acquisition or requisition has been made by the Govt. authority over the aforesaid land nor the same is affected by any scheme of alignment.
- (iv) It is also certified that the aforesaid land is not affected under any restriction of the Urban Land (Ceiling and Regulation) Act. 1976 and the same is not under any claim of the CMDA and The CIT and any other authority and is fit for equitable mortgage.
- (v) It is further certified that owners, have got saleable and marketable right, title and interest over the aforesaid property as mention above hereinabove and it has entitled to create equitable mortgage U/S 58(f) of the Transfer of Property Act, 1882.

The receipt for the relevant searches is enclosed herewith.

  
Ajay Kumar Mitraka  
ADVOCATE

