



Soma Paul Advocate
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Date: 30/08/24

TO WHOM IT MAY CONCERN

Search herein is made in respect of the land of SRI AJAY GHOSH, son of Late Jatindra Nath Ghosh and SRI JAGADISH CHANDRA SAHA, son of Late Gosaidas Saha, both Hindu by religion, resident of 2 nd Mile, Jyoti Nagar, P.O. Siliguri, P.S. Bhaktinagar, District Jalpaiguri, to ascertain as to whether any transfer is made in respect to the land measuring 5 kattaha 12 chattak (4 kattaha and 1 kattaha 12 chattak), situated within Mouza DABGRAM, Pargana Baikunthapur, P.S. Bhaktinagar, District Jalpaiguri appertaining to Plot no. 177 (R.S), 33 & 34 (L.R.), Khatian No. 82 (R.S.) 55 & 71 (L.R.), J.L. no. 2, Sheet no. 8 (R.S.) 42 (L.R.), 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 vacant land measuring 5 kattaha 12 chattak (4 kattaha and 1 kattaha 12 chattak) of an annual rent payable to the Govt. of West Bengal now represented by the B.L. & L.R.O. Rajganj, recorded in Khatian No. 82 (R.S.), 55 & 71 (L.R.), included in part of Plot No. 177 (R.S), 33 & 34 (L.R.), situated within Mouza DABGRAM, J.L. No. 2, Sheet No. 8 (R.S.), 42 (L.R.), within the limits of Siliguri Municipal Corporation Ward No. 41, within the jurisdiction of Police Station Bhaktinagar, Addl. Dist. Registry Office at Bhaktinagar, SubDivision and District Jalpaiguri, in the State of West Bengal.

The total land is butted and bounded as follows:

By the North	:	28 Feet Wide Road,
By the South	:	Land of Sudhir Ghosh & Ajay Ghosh,
By the East	:	Land of Abhiranjan Saha,
By the West	:	Land of Late Narayan Sen.

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(02)

02. REPORT OF DEVOLUTION OF THE TITLE :

That from the documents submitted to me and enclosed herewith it appears that One SRI AJAY GHOSH, son of Late Jatindra Nath Ghosh is the absolute owner-in-possession of the land measuring 4 Katha or 0.066 Acre, appertaining to Plot No. 177, recorded under Khatian No. 82, situated within Mouza Dabgram, J.L.no. 2, Sheet No. 8, Pargana Baikunthapur, within the jurisdiction of Police station Bhaktinagar, in the District of Jalpaiguri by virtue of a Deed of Sale, executed by SRI SUDHIR CHANDRA SINGH, son of Laykanta Singh on 26-10-1998 and the same was registered in the office of the Dist. Sub-Registrar at Jalpaiguri, Being No. I-4698 for the year 1998 and subsequently a separate khatian has been finally published in his name bearing L.R. Khatian No. 55, appertaining to L.R. Plot No. 33, L.R. Sheet No. 42 of Mouza Dabgram.

WHEREAS the another SRI JAGADISH CHANDRA SAHA, son of Gosaidas Saha was the absolute owner-in-possession of the land measuring 2 Katha 4 Chhataks, appertaining to Plot No. 177, recorded under Khatian No. 82, situated within Mouza Dabgram, J.L. No. 2, Sheet No. 8, Pargana Baikunthapur, within the jurisdiction of Police Station Bhaktinagar, in the District of Jalpaiguri by virtue of a Deed of Sale, executed on 04-12-1987 and the same was registered in the office of the Addl. Dist. Sub-Registrar at Jalpaiguri, Being No. I-5181 for the year 1987 and also by virtue of a Deed



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of Sale, executed on 07-04-1989 and the same was registered in the office of the Dist. Sub-Registrar at Jalpaiguri, recorded in Book. I, Being No. I-2017 for the year 1989 and also by virtue of a Deed of Gift, executed on 22-07-2008 and the same was registered in the office of the Dist. SubRegistrar at Jalpaiguri, recorded in Book. I, Being No. I-2465 for the year 2008 and subsequently a separate khatian has been finally published in his name bearing L.R. Khatian No. 71, appertaining to L.R. Plot No. 34, L.R. Sheet No. 42 of Mouza Dabgram.

AND said SRI AJAY GHOSH and SRI JAGADISH CHANDRA SAHA enjoying and exercising all rights, titles and interest on the said total land and every part thereof free from all encumbrances, charges, mortgages, claims, demands whatsoever from any corner and they have been in khas and physical 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., Rajganj, as enclosed herewith, it appears that the name of said SRI JAGADISH CHANDRA SAHA, has duly been recorded in the R.O.R., Rajganj, consisting of L.R. Plot no. 34 in L.R Khatian no. 71, being part of L.R. Sheet no. 42 in Mouza Dabgram, Dist

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Jalpaiguri and the said Plot no. 34 has been classified as SAHARI/BASTU and the name of said SRI AJAY GHOSH, has duly been recorded in the R.O.R., Rajganj, consisting of L.R. Plot no. 33 in L.R Khatian no. 55, being part of L.R. Sheet no. 42 in Mouza Dabgram, Dist Jalpaiguri and the said Plot no. 33 has been classified as SAHARI/BASTU

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

03) OPINION:

- a) From the documents, it is appeared that SRI AJAY GHOSH has duly mutated his said piece of land in the office of the B.L. & L.R.O, Rajganj and became a recorded owner of the L.R. Khatian No. 55 consist of land measuring 0.066 Acre and SRI JAGADISH CHANDRA SAHA has duly mutated his said piece of land in the office of the B.L. & L.R.O, Rajganj and became a recorded owner of the L.R. Khatian No. 71 consist of land measuring 0.0283 Acre.
- 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.

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(05)

- 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. Rajganj, it appears that the land in question is classified as "SAHARI/BASTU".
- 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
30/8/24
(SOMA PAUL) (SILIGURI) *
Advocate/Siliguri.
ADVOCATE