

**Sri Prasanta Joarder**

ADVOCATE

Bac Association, Siliguri Court, Siliguri  
Phone : 2420091

Chamber : 301  
"GOLLAN HEIGHTS"  
( 1st Floor )  
Mitra Sammilani Road  
Khudiram Pally, Siliguri  
Phone : 2535949

Corresponding Address & Residence  
SUKUMAR ROY ROAD  
Subhaspalli, Siliguri  
Dist. Darjeeling  
Phone : 2435489 (R)

Ref. No \_\_\_\_\_

Date 23.02.04

To  
The Branch Manager,  
State Bank of India,  
Commercial Branch,  
Howrah.

**Sub:** Searching Report in respect of the Land of  
**PRAKASH ENDEAVOURS PVT. LTD.**

Dear Sir,

In pursuance of your instructions, I examined the available documents in respect of the land of **PRAKASH ENDEAVOURS PVT. LTD.**, having it's registered Office at 2<sup>nd</sup> Miles, Sevoke Road, Siliguri for the period commencing from 1990 to 2004 (upto the date of my search) both at District Sub-Registry Office and Addl. District Sub-Registry Office Jalpaiguri and also at Rajganj Sub-Registry Office, Jalpaiguri at Rajganj and at the Office of the B.L. & L.R.O., Rajganj and I have conducted search from 1993 to 2004 (upto the date of my search) at the Court of the Ld. Civil Judge, Senior Division, Jalpaiguri and the Ld. Civil Judge, Junior Division at Jalpaiguri.

On perusal of the documents produced before me, prima-facie, it transpires to me as follows: -

**1. PARTICULARS OF DOCUMENTS EXAMINED BY ME:**

- a) Xerox copy of original Deed of Conveyance being No. 2578 executed on 13.02.2003 and registered on 08.09.2003 at Sub-Registry Office, Rajganj at Jalpaiguri;
- b) Xerox copy of Deed of Declaration/Rectification being No. 482 registered on 13.02.2003 at Sub-Registry Office, Rajganj at Jalpaiguri;
- c) Xerox copy of application for Mutation dated 18.02.2004;
- d) Xerox copy of Rent Receipt being No. 4589173;
- e) Affidavit sworn by **Sri Manoj Kumar Jain**, one of the Directors of **Prakash Endeavours Pvt. Ltd.** before the Notary Public at Siliguri;
- f) Court Information Slips;
- g) Search Receipts (three in Nos.)

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Ref. No \_\_\_\_\_

Date \_\_\_\_\_

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**2. DESCRIPTION OF LAND:**

All that piece or parcel of land measuring 10 Kathas 6 Chhataks and 24 Sq.fts., recorded in Khatian No. 701/2, Sheet No. 8, Part of Plot No. 563, held under the State of West Bengal, situates within Mouza Dabgram, Pargana Baikunthapur, J.L. No. 2, Touji No. 3, Police Station Bhaktinagar, within Siliguri Municipal Corporation Ward No. 41, District Jalpaiguri.

***The Land is butted and bounded as follows: -***

- On the North : Sold Land of Man Bahadur Biswakarma;
- On the South : Land & Banglow of Manju Bajaj sold to-day,
- On the East : 24 Feets wide Anchal Road;
- On the West : Anchal Road.

**3. REPORT OF DEVOLUTION:**

That from the documents submitted to me and enclosed herewith it appears that Smt. Manju Bajaj, Wife of Sri Mohan Bajaj, acquired a piece or parcel of land measuring 10 Kathas 6 Chhataks and 24 Sq.fts., recorded in Khatian No. 701/2, Sheet No. 8, Part of Plot No. 563, held under the State of West Bengal, situates within Mouza Dabgram, Pargana Baikunthapur, J.L. No. 2, Touji No. 3, Police Station Bhaktinagar, District Jalpaiguri, by virtue of purchase from Smt. Raj Kumari Devi Gupta, Wife of Sri Rama Shankar Prasad Gupta, Sri Pingku Kumar Prasad Gupta, Son of Sri Rama Shankar Prasad Gupta and Sri Nirmal Bajaj, Son of Sri Ram Kumar Bajaj, by a Deed of Conveyance registered on 20.03.1998 at Sub-Registry Office, Rajganj at Jalpaiguri and recorded in Book No. I, Volume No. 10, at Pages 177 to 186, Being No. 856 for the year 1998. AND WHEREAS the abovenamed Smt. Raj Kumari Devi Gupta and two others also executed a Deed of

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Declaration/Rectification in favour of Smt. Manju Bajaj, by a Deed of Declaration/Rectification registered on 13.02.2003 at Sub-Registry Office, Rajganj at Jalpaiguri and recorded in Book No. I, Being No. 482 for the year 2003. Being in such possession Smt. Manju Bajaj sold and transferred all that piece or parcel of land measuring 10 Kathas 6 Chhataks and 24 Sq.ft. in favour of Prakash Endeavours Pvt. Ltd., having it's Office at 2<sup>nd</sup> Miles, Sevoke Road, Siliguri, by a Deed of Conveyance executed on 13.02.2003 and registered on 08.09.2003 at Sub-Registry Office, Rajganj at Jalpaiguri and recorded in Book No. I, Volume No. 34, at Pages 299 to 306, Being No. 2578 for the year 2003. From the xerox copy of application for mutation produced before and enclosed herewith it appears that Prakash Endeavours Pvt. Ltd. has applied for mutate it's name in the R.O.R. for the said property at the Office of the B.L. & L.R.O., Rajganj dated 18.02.2004 and from the xerox copy of Rent Receipt produced before me and enclosed herewith it appears that Prakash Endeavours Pvt. Ltd. has paid/deposited rent upto 1410 B.S. for the said property. The property in question is required to be mutated and necessary order/permission is required to be obtained from the concern B.L. & L.R.O.'s Office by Prakash Endeavours Pvt. Ltd. I have also gone through the affidavit dated 23.02.2004 sworn by *Sri Manoj Kumar Jain*, one of the Directors of Prakash Endeavours Pvt. Ltd. before the Notary Public, Siliguri wherein he has stated/declared, *inter-alia*, that their company is the owner in possession of the aforesaid property mentioned in clause-2 herein above free from all encumbrances and charges whatsoever, the Company has not sold or transferred or in any way encumbered the said property or any part thereof to anybody, the Company has not entered into any agreement for sell of the said property or any part thereof with any body, the Company 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, the property is not subject matter of any suit proceedings or litigation, the property in question is not subject matter of any attachment order.

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Date \_\_\_\_\_

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

**4. OPINION:**

- a) 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.
- b) That from the Affidavit sworn by the owner above named and submitted to me and enclosed herewith it appears, inter-alia, that the property is not subject matter of any suit or proceedings pending at Jalpaiguri Court, there is no attachment order, the property is not subject matter of any acquisition or requisition by the Government or any other authority and the property is free from all encumbrances.
- c) That from the Court Information Slips issued from the Court of the Ld. Civil Judge, Senior Division and the Court of the Ld. Civil Judge, Junior Division at Jalpaiguri it appears that no Money Execution Case/O.C/Title Suit or Execution Case is pending against Prakash Endeavours Pvt. Ltd. in respect of the said property.
- d) That it further transpires that the land in question is not affected under any provision of Urban Land (Ceiling and Regulations) Act, 1976.
- e) On perusal of the documents submitted to me, I am, prima-facie, of the opinion that the property in question as described in Clause-2 above is free, clear and marketable.



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- f) That the property as described in Clause-2 above may be accepted by way of mortgage against loan complying the provisions of law provided the company should comply the observations and instruction made herein before creation of mortgage of the said property: -

**INSTRUCTION:**

- i) That Prakash Endeavours Pvt. Ltd. be asked to deposit all the documents as noted in Clause-1 above in original instead of certified copies or xerox copies in Bank.

Thanking You.

**ENCLO:**

As stated in  
Clause-1 above.

Yours faithfully,

(PRASANTA JOARDER)  
Advocate Siliguri

23.02.04

No. REGN T 953615

## Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 33115  
2. Date of application..... 4-9-13  
3. Search for the year(s)..... 1984-13  
4. Name of office to which the record to be searched or inspected relates..... R.A. - cul  
5. Name of person or property to be searched..... 1  
Sule  
6. Nature of document.....  
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 39 - Shakerpear Sarani  
P-S - Shakerpear  
P. Sarker Adv.  
8. From whom received.....  
9. Fees paid under Article—  
30/—  
F(1) (i)  
F(1) (ii)  
F(2)

Registrar of.....



R. A. Kolkate

Pre No - 39, Shakespeare Serum

1999 - ✓

2000 - ✓

2001 - ✓

2002 - ✓

2003 - Entry

2004 - ✓

2005 - ✓

2006 - ✓

2007 - ✓

2008 - ✓

2009 - ✓

2010 - ✓

2011 - ✓

2012 - ✓

2013 - Entry

Entry - 2003

Do - - A - 1457.88 - 9533 - 1 - 1/36

Entry - 2013

Do - - A - 30002 - 568 - 3 - 137/161

A - 30002 - 569 - 3 - 162/173