

Manoj Agarwal

B.Com. LLB. ADVOCATE

KUBER ENCLAVE

Second Floor

Iskcon Mandir Road, Siliguri - 734001

Ph. No. : 94340-19602 (M) 0353-2004586 (O)

email . manvan56@yahoo.co.in

Date:- 24/01/2023

NON ENCUMBRANCES REPORT

ALL that piece or parcel of vacant homestead land measuring 1.38 Acres situated at Mouza-Dabgram, appertaining to and forming part of R.S. Plot Nos. 25 & 25/85, corresponding to L.R. Plot No. 357 & 453, recorded in R.S. Khatian No. 634 corresponding to L.R. Khatian No. 880, R.S. & L.R. Sheet No. 4, J.L. No. 02, Pargana- Baikunthapur, P.S. Bhaktinagar, District Jalpaiguri within the limits of Gram Panchayat Area.

A) PRESENT OWNER OF THE PROPERTY :-

SRI VINOD KUMAR GOEL @ VINOD KUMAR GOYAL @ SRI BINOD KUMAR GOYAL, Son of Late Nand Kishore Goel @ Nand Kishore Goyal, Hindu by Religion, Indian by Nationality, Business by Occupation, Residing at Bhanunagar, P.O. Sevoke Road, P.S. Bhaktinagar, District Jalpaiguri.

I have done online searching from 2008 till date and inspected all relevant documents which were available for inspection in respect of the aforesaid property.

B) REPORT OF DEVOLUTION :-

WHEREAS the above named Owner had purchased land measuring 58 Kathas 10 Chhataks from M/s Sudha Industries, by virtue of a Registered Deeds of Conveyance both dated 07.06.2001, being Document Nos. I- 2149 and I- 2151 both for the year of 2001 and the same were registered at the office of the District Sub Registrar Jalpaiguri, District Jalpaiguri.

AND WHEREAS the above named Owner had also purchased land measuring 31 Kathas from Sri Kundan Lal Singhal & Others, by virtue of a Registered Deed of Sale dated 23.08.2001, being Document No. I- 3252 for the year of 2001 and the same was registered at the office of the District Sub Registrar Jalpaiguri, District Jalpaiguri.

AND WHEREAS the above named Owner had also purchased land measuring 29 Kathas from Sri Pawan Kumar Agarwala, son of Sri Mangal Chand Agarwala, by virtue of a Registered Deed of Sale dated 08.08.2001, being Document No. I- 3149 for the year of 2001 and the same was registered at the office of the District Sub Registrar Jalpaiguri, District Jalpaiguri.

AND WHEREAS the abovenamed Owner had received by the way of Gift, a land measuring 18 Kathas 8 Chhataks from his wife Smt. Sharda Goel, by virtue of a Registered Deed of Gift dated 16.01.2020, being Document No. I- 408 for the year of 2020 and the same was registered at the office of the Additional District Sub Registrar Bhaktinagar, District - Jalpaiguri.

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AND WHEREAS the above named **SRI VINOD KUMAR GOEL** sold part of his aforesaid land and at present is the owner of land measuring 1.38 Acres having permanent, heritable and transferable right, title, and interest therein.

C) Opinion:-

That after necessary searches and the documents which were available before me it appears that the abovementioned land is free from all sorts of encumbrances, charges, liabilities and the title of the abovenamed **SRI VINOD KUMAR GOEL** in respect of the aforesaid land is clear, free and marketable title.

Thanking You

Yours Faithfully

Manoj Agarwal
MANOJ AGARWAL

ADVOCATE, SILIGURI