

DEBASISH DAS
(Advocate)

Naukaghat More,
P.O Siliguri Bazar
P.S Bhaktinagar
Dist- Jalpaiguri
Ph. No. 9851256897

Dated :- 09.02.2021

NON ENCUMBRANCES REPORT

Ref:- All that piece or parcel of land measuring 0.39 acres situated at Upper Bhanunagar recorded in R.S Khatian No. 314/5, appertaining to and forming part of R.S Plot No. 421 R.S Sheet No. 8, J.L No.2, situated at Mouza Dabgram, Pargana Baikunthapur, P.S Bhaktinagar, District Jalpaiguri. The said land is situated at within the limits of Ward No. 43 of Siliguri Municipal Corporation.

A) PRESENT OWNER OF THE PROPERTY :-

1. **SMT. BIMLA DEVI AGARWAL, Wife of Late SHANKAR LAL AGARWAL**, Indian by Nationality, Hindu by faith, Housewife by occupation, residing at F-103, Club Town, Sevoke Road, Siliguri, P.O.-Sevoke Road, P.S.-Bhaktinagar, District-Jalpaiguri, PIN-734001, in the State of West Bengal (PAN- ACRPA8826D)
2. **SRI JITEN AGARWAL, Son of Late SHANKAR LAL AGARWAL**, Indian by Nationality, Hindu by faith, Business by occupation, residing at F-103, Club Town, Sevoke Road, Siliguri, P.O.-Sevoke Road, P.S.-Bhaktinagar, District-Jalpaiguri, PIN-734001, in the State of West Bengal (PAN- AGUPA9152F)

3. **SRI UMESH KUMAR KEDIA**, son of Late Satyanarayan Agarwal alias Satyanarayan Kedia, Indian by Nationality, Hindu by faith, Business by occupation, residing at 209, Bagmari Road, Kolkata, P.O. and P.S.- Maniktala, District- Kolkata, PIN-700054, in the State of West Bengal (**PAN-AFKPK0684B**)

4. **SRI KRISHAN KUMAR AGARWAL**, son of Late Satyanarayan Agarwal alias Satyanarayan Kedia, Indian by Nationality, Hindu by faith, Business by occupation, residing at S.P. Mukherjee Road (bye-lane), Khalpara, Siliguri, P.O.-Siliguri Bazar, P.S.-Siliguri, District-Darjeeling, PIN-734005, in the State of West Bengal (**PAN-ACLPA2473Q**) and

5. **SRI TANUJ AGARWAL**, son of Late Prakash Kumar Agarwal, Indian by Nationality, Hindu by faith, Business by occupation, residing at Siddhi Vatika, Burdwan Road, Siliguri, P.O.-Siliguri Bazar, P.S.-Siliguri, District-Darjeeling, PIN-734005, in the State of West Bengal (**PAN-AHYPA7454R**)

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 :-

A. **WHEREAS** Ratib Necha Bibi alias Bibi Ratiba Khatun, wife of Ismail Haque alias Md. Ismail Huq Choudhury, was the recorded owner of all that piece or parcel of land measuring 0.49 Acres, forming part of R.S. Plot No.421, recorded in Sabek Khatian No.669 Hal Khatian No.314 Khanda R.S. Khatian No.314/5, situated within Mouza - Dabgram, J.L. No.2, Pargana - Baikunthapur, Sabek Sheet No.7 R.S. Sheet No.8, P.S. - Bhaktinagar, District - Jalpaiguri.

B. **AND WHEREAS** abovenamed Ratib Necha Bibi alias Bibi Ratiba Khatun, wife of Ismail Haque alias Md. Ismail Huq Choudhury, had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.42 Acres out of the aforesaid land, unto and in favour of Sri Satyanarayan Agarwal, son of Lachmandas Agarwala, by virtue of Sale Deed, executed on 18-07-1959 presented for registration on 21-07-1959, being Document No.3909 for the year 1959, entered in Book - I, Volume No.42, Pages 259 to 263, registered in the Office of the District Sub-Registrar, Jalpaiguri.

C. **AND WHEREAS** by virtue of the aforesaid Sale Deed, abovenamed Sri Satyanarayan Agarwal, became the sole, absolute and exclusive owner of the aforesaid land measuring 0.42 Acres and the said land was recorded in his name in the record of rights, with respect to area of 0.39 Acres, in L.R. Khatian No.39, comprising of L.R. Plot No.126, situated within Mouza - Dabgram, J.L. No. 2, Pargana - Baikunthapur, L.R. Sheet No.13, P.S. - Bhaktinagar. District - Jalpaiguri. having permanent, heritable and transferable right, title and interest therein.

D. **AND WHEREAS** abovenamed Satyanarayan Agarwal, died intestate leaving behind his sons - Sri Shankar Lal Agarwal, Sri Binod Kumar Agarwal, Sri Umesh Kumar Kedia, Sri Krishan Kumar Agarwal, Roshan Lal Kedia, Prakash Kumar Agarwal, Daughters - Smt. Pushpa Devi Agarwal alias Pushpa Agarwal, wife of Sri Kailash Chand Agarwal, Smt. Kanta Devi Minda wife of Sri Naresh Kumar Minda and Smt. Gayatri Devi Agarwal wife of Sri Nand Lal Agarwal, as his only legal heirs to inherit the aforesaid land measuring 0.39 Acres.

II. A. **AND WHEREAS** by way of inheritance abovenamed Sri Shankar Lal Agarwal, Sri Binod Kumar Agarwal, Sri Umesh Kumar Kedia, Sri Krishan Kumar Agarwal, Roshan Lal Kedia, Prakash Kumar Agarwal, Smt. Pushpa Devi Agarwal alias Pushpa Agarwal, Smt. Kanta Devi Minda and Smt. Gayatri Devi Agarwal, became the sole, absolute and exclusive owners of the aforesaid land measuring 0.39 Acres (each having $1/9^{\text{th}}$ share in it), having permanent, heritable and transferable right, title and interest therein.

B. **AND WHEREAS** abovenamed Roshan Lal Kedia, died intestate leaving behind his wife - Smt. Sumitra Devi Kedia, son-Sri Yograj Kedia, as his only legal heirs to inherit his $1/9^{\text{th}}$ share in the aforesaid land measuring 0.39 Acres.

AND WHEREAS by way of inheritance abovenamed Smt. Sumitra Devi Kedia and Sri Yograj Kedia, became the sole, absolute and exclusive owners of all that $1/9^{\text{th}}$ share in the aforesaid land measuring 0.39 Acres, having permanent, heritable and transferable right, title and interest therein.

C. **AND WHEREAS** abovenamed Prakash Kumar Agarwal, died intestate leaving behind his wife - Smt. Premlata Devi Agarwal, sons – Sri Sumit Agarwal and Sri Tanuj Agarwal, daughters-Smt. Pramila Agarwal wife of Sri Rajesh Agarwal and Smt. Kiran

Goyal wife of Sri Praveen Goyal, as his only legal heirs to inherit his 1/9th share in the aforesaid land measuring 0.39 Acres.

AND WHEREAS by way of inheritance abovenamed Smt. Premlata Devi Agarwal, Sri Sumit Agarwal, Sri Tanuj Agarwal, Smt. Pramila Agarwal and Smt. Kiran Goyal, became the sole, absolute and exclusive owners of all that undivided 1/9th share in the aforesaid land measuring 0.39 Acres [each having 1/45th share in it], having permanent, heritable and transferable right, title and interest therein.

- III. A. **AND WHEREAS** abovenamed Sri Binod Kumar Agarwal, Smt. Pushpa Devi Agarwal alias Pushpa Agarwal, Smt. Kanta Devi Minda and Smt. Gayatri Devi Agarwal, out of natural love and affection, thereafter had transferred and made over physical possession of their 4/9th (Four-Ninth) share in the aforesaid land measuring 0.39 Acres, unto and in favour of their natural brothers - Sri Shankar Lal Agarwal, Sri Umesh Kumar Kedia and Sri Krishan Kumar Agarwal, all sons of Late Satyanarayan Agarwal, by virtue of Gift Deed, Dated 04-09-2019, being Document No.5866 for the year 2019, entered in Book - I, Volume No.0711-2019, Pages 152136 to 152173, registered in the Office of the Additional District Sub-Registrar, Bhaktinagar.
- B. **AND WHEREAS** abovenamed Smt. Sumitra Devi Kedia and Sri Yograj Kedia, out of natural love and affection, thereafter had transferred and made over physical possession of their 1/9th (One-Ninth) share in the aforesaid land measuring 0.39 Acres, unto and in favour of Sri Tanuj Agarwal, son of Late Prakash Kumar Agarwal, by virtue of Gift Deed, Dated 04-09-2019, being Document No.5866 for the year 2019, entered in Book - I, Volume No.0711-2019, Pages 152136 to 152173, registered in the Office of the Additional District Sub-Registrar, Bhaktinagar.
- C. **AND WHEREAS** abovenamed Smt. Premlata Devi Agarwal, Sri Sumit Agarwal, Smt. Pramila Agarwal and Smt. Kiran Goyal, out of natural love and affection, thereafter had transferred and made over physical possession of their 4/45th (Four-Forty Fifth) share in the aforesaid land measuring 0.39 Acres, unto and in favour of Sri Tanuj Agarwal, son of Late Prakash Kumar Agarwal, by virtue of Gift Deed, Dated 17.09.2019, being Document No. 6190 for the year 2019, entered in Book - I, Volume No.0711-2019, Pages 161144 to 161169, registered in the Office of the Additional District Sub-Registrar, Bhaktinagar.

- IV. A. **AND WHEREAS** by way of inheritance and by virtue of the aforesaid Gift Deed, being Document No.5866 for the year 2019, abovenamed SRI SHANKAR LAL AGARWAL, SRI UMESH KUMAR KEDIA and SRI KRISHAN KUMAR AGARWAL (The Landlords Nos.1 to 3 of these Presents), became the sole, absolute and exclusive owners of all that 7/9th share in the aforesaid land measuring 0.39 Acres (i.e. 0.30333 Acres), having permanent, heritable and transferable right, title and interest therein.
- B. **AND WHEREAS** abovenamed SRI SHANKAR LAL AGARWAL, SRI UMESH KUMAR KEDIA and SRI KRISHAN KUMAR AGARWAL (The Landlords Nos.1 to 3 of these Presents), out of natural love and affection, thereafter had transferred and made over physical possession of all that piece or parcel of land measuring 0.01083 Acres out of their 7/9th share in the aforesaid land measuring 0.39 Acres (i.e. 0.30333 Acres), unto and in favour of SRI TANUJ AGARWAL, by virtue of Gift Deed, Dated 17.09.2019, being Document No. 6710 for the year 2019, entered in Book - I, Volume No.0711-2019, Pages 169405 to 169429, registered in the Office of the Additional District Sub-Registrar, Bhaktinagar.
- C. **AND WHEREAS** abovenamed SRI SHANKAR LAL AGARWAL, SRI UMESH KUMAR KEDIA and SRI KRISHAN KUMAR AGARWAL (The Landlords Nos.1 to 3 of these Presents), are now the sole, absolute and exclusive owners of all that 3/4th share in the aforesaid land measuring 0.39 Acres (i.e. 0.2925 Acres), having permanent, heritable and transferable right, title and interest therein.
- D. **AND WHEREAS** by way of inheritance and by virtue of three separate Gift Deeds, being Document Nos.5866, 6190 and 6710 for the year 2019, abovenamed SRI TANUJ AGARWAL (The Landlord No.4 of these Presents), became the sole, absolute and exclusive owner of all that 1/4th share in the aforesaid land measuring 0.39 Acres (i.e. 0.0975 Acres) , having permanent, heritable and transferable right, title and interest therein.
- E. **AND WHEREAS** abovenamed Sri Shankar Lal Agarwal died intestate leaving behind his wife – Smt. Bimla Devi Agarwal and son – Sri Jiten Agarwal and his daughter Smt Rinku Goyal, wife of Sri Ashish Goyal, as his only legal heirs to inherit his 1/4th share in the aforesaid land measuring 0.39 Acres.

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F. **AND WHEREAS** abovenamed SMT RINKU GOYAL, out of natural love and affection, thereafter had transferred and made over physical possession of all that piece or parcel of land measuring 0.0325 Acres being her 1/12th share in the land measuring 0.39 Acres in favour of Smt. Bimla Devi Agarwal, and Sri Jiten Agarwal by virtue of Gift Deed, Dated 05.12.2019 being Document No. 7680 for the year 2019, entered in Book - I, Volume No 0711-2019, Pages from 195572 to 195602, registered in the Office of the Additional District Sub-Registrar Bhaktinagar.

AND WHEREAS in the manners aforesaid the abovenamed **SMT. BIMLA DEVI AGARWAL, SRI JITEN AGARWAL, SRI UMESH KUMAR KEDIA, SRI KRISHAN KUMAR AGARWAL and SRI TANUJ AGARWAL** became the owner of undivided land measuring 0.39 Acres, having permanent, heritable and transferable, right, title and interest therein, free from all encumbrances and charges whatsoever.

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 **SMT. BIMLA DEVI AGARWAL, SRI JITEN AGARWAL, SRI UMESH KUMAR KEDIA, SRI KRISHAN KUMAR AGARWAL and SRI TANUJ AGARWAL** in respect of the aforesaid land is clear, free and marketable title.

Thanking You

Yours Faithfully



Advocate, Siliguri