

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 bastu land measuring 39 Kathas situated at Upper Bhanunagar recorded in R.S Khatian No. 314, 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. SEEMA AGARWAL** alias **SIMA AGARWAL**, (PAN- **ADCPA3757H**), wife of Sri Surendra Kumar Agarwal, Indian by Nationality, Hindu by Religion, Business by Occupation, resident of Shyama Prasad Mukherjee Road, P.O. and P.S. Siliguri, District: Darjeeling, West Bengal.
2. **A. SRI RABINDAR AGARWAL**, (PAN- **ACBPA5797P**), son of Late Paliram Agarwal;
B. SRI SURENDRA KUMAR AGARWAL, (PAN-**ACBPA5765F**), son of Late Paliram Agarwal both are Indian by Nationality, Hindu by Religion, Business by Occupation, Residents of Siliguri, District Darjeeling, West Bengal



I have done online searching from 1960 till date and inspected all relevant documents which were available for inspection in respect of the aforesaid property.

B) REPORT OF DEVOLUTION :-

- A. WHEREAS the abovenamed **Smt Seema Agarwal alias Sima Agarwal**, wife of Sri Surendra Kumar Agarwal, had purchased land measuring 14 Kathas from Sri Narsing Das Agarwal, by virtue of a Registered Deed of Conveyance, dated 31.12.1986, being document No. I- 6798 and the same was registered in the office of the District Sub - Registrar Jalpaiguri, in the District of Jalpaiguri.
- B. WHEREAS one Late Paliram Agarwala, son of late Mayachand Agarwal had during his lifetime purchased land measuring 1 Bigha and 5 Kathas OR 25 Kathas from Sri Lal Chand Gupta, by virtue of a Registered Deed of Conveyance, dated 07.11.1960, being document No. I-5117 and the same was registered in the office of the District Sub-Registrar Jalpaiguri, in the District of Jalpaiguri.
- C. WHEREAS the abovenamed Paliram Agarwala died, leaving behind his wife namely Smt. Darshana Devi, two sons namely Rabindra Agarwal, Surendra Kumar Agarwal and one daughter namely Seema Garg as his only legal heirs, and they jointly inherited the above land of Late Paliram Agarwala.
- D. WHEREAS the abovenamed Smt Darshana Devi and Seema Garg, transferred their 2/4th undivided share in the land measuring 25 Kathas in favour of Rabindra Agarwal and Surendra Kumar Agarwal vide Registered Gift Deed No. I - 4678 for the year 2019 and the same was registered in the office of the ADSR Bhaktinagar, in the District of Jalpaiguri.

AND WHEREAS in the manners aforesaid the abovenamed **VENDORS: 1. SMT. SEEMA AGARWAL alias SIMA AGARWAL. 2(A) SRI RABINDAR AGARWAL 2(B) SRI SURENDRA KUMAR AGARWAL** became the owner of undivided land measuring 39 Kathas, 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 1. **SMT. SEEMA AGARWAL alias SIMA AGARWAL, 2(A) SRI RABINDAR AGARWAL 2(B) SRI SURENDRA KUMAR AGARWAL** in respect of the aforesaid land is clear, free and marketable title.

Thanking You

Yours Faithfully


Advocate, Siliguri