

DEBASISH DAS
(Advocate)

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

Dated :- 19.07.2022

NON ENCUMBRANCES REPORT

Ref:- All that piece or parcel of land measuring 256 Decimals forming part of R.S. Plot Nos. 185, 186, 187 & 191, Corresponding to L.R. Plot Nos. 308, 298, 297, 299 & 307, L.R. Khatian No. 3832, situated within Mouza - Baragharia J.L. No.82, Pargana – Patharghata, P.S.- Matigara, District - Darjeeling. The said land is situated within the Limits of Gram Panchayat Area.

A) PRESENT OWNER OF THE PROPERTY :-

KAJLA DEVELOPERS LLP, a Limited Liability Partnership, having its office at Metro Heights, 2nd Mile, Sevoke Road, P.O Sevoke Road, P.S Bhaktinagar, District Jalpaiguri, in the State of West Bengal, represented by its Partners **1. SRI KISHAN AGARWAL**, son of Sri Suresh Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Rajani Bagan, Hill Cart Road, P.O & P.S Siliguri, District Darjeeling, in the State of West Bengal and **2. SRI NARAYAN PRASAD AGARWAL**, son of Sri Shreechand Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Uttar Rathkhola, Bhimram, P.O & P.S Naxalbari, District Darjeeling, in the State of West Bengal .

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 abovenamed Owner had purchased land measuring 256 Decimals from Sri Bijay Agarwal, son of Late Biswanath Agarwal, by virtue of Registered Deed of Sale, dated 17.05.2022, being Document No. I- 4916, for the year of 2022 and the same was registered in the office of the Additional District Sub-Registrar Siliguri –II at Bagdogra in the District of Darjeeling along with the Building Plan No. 620, Dated 25.01.2022, approved by the appropriate authority, “**LAND USE CERTIFICATE (LUC)**” issued by the office of the Matigara Panchayat Samity, vide its Memo No. 919/Plan/MPS dated 16th July 2020 and Fire Safety Certificate issued by Deputy Director, West Bengal Fire and Emergency Services, vide Memo No.FSR/0125186200502261, dated 20.10.2020.

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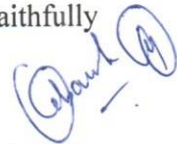
AND WHEREAS in the manner aforesaid the above named **KAJLA DEVELOPERS LLP** became the owner of total land measuring 256 Decimals, having permanent, heritable and transferable right, title, and interest therein

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 **KAJLA DEVELOPERS LLP** in respect of the aforesaid land is clear, free and marketable title.

Thanking You

Yours Faithfully



Advocate, Siliguri