

DEBASISH DAS
(Advocate)

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

Dated :- 04.05.2023

NON-ENCUMBRANCES REPORT

All that piece or parcel of homestead land measuring 7.34 Acres appertaining to and forming part of R.S. Plot No. 428, 430, 434 & 435 corresponding to L.R. Plot No. 622, 624 & 639 recorded in R.S. Khatian No. 3/1 and 16, Corresponding to L.R. Khatian No. 2634, 2635 & 3418 of Mouza – Baragharia, J.L. No. 82 , Pargana – Patharghata, P.S. Matigara in the District of Darjeeling.

A) PRESENT OWNERS OF THE PROPERTY ARE:-

- 1. MARIEGOLD INFRAPROJECTS PRIVATE LIMITED (PAN:- AAFCM7567E), A Private Limited Company, incorporated under the Companies Act, 1956, having Certificate of Incorporation No. U51109WB2008PTC127138, dated 03.07.2008, having its registered Office at Garg & Co., 16 M.G. Road, Khalpara, Siliguri, P.O. Siliguri Bazaar, P.S. Siliguri, District - Darjeeling, represented by one of its Director, SMT MANISHA GARG, W/o Sri Kishan Garg, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of 16 M.G. Road, Khalpara, Siliguri, P.O. Siliguri Bazaar, P.S. Siliguri, District – Darjeeling,**
- 2. RAMAVTAR AGARWAL (HUF) alias RAMAUTAR AGARWAL (HUF), (PAN:- AAEHR2189B), a Hindu Undivided Family, represented by its Karta SRI RAMAVTAR AGARWAL alias RAMAUTAR AGARWAL, and**

3. **MAMAN CHAND AGARWAL (HUF)**, (PAN:- AADHM6579D), a Hindu Undivided Family, represented by its Karta **SRI MAMAN CHAND AGARWAL**, Both are Sons of Late Surajmal Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Residents of 16, M.G. Road, Siliguri, P.O. Siliguri Bazar, P.S. Siliguri, District: Darjeeling, in the State of West Bengal

I have done online searching from 2009 till date and inspected all relevant documents which were available for inspection in respect of the aforesaid property.

B) REPORT OF DEVOLUTION :-

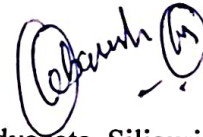
1. **WHEREAS** the above named **MARIEGOLD INFRAPROJECTS PRIVATE LIMITED** had purchased land measuring 48 Decimals from Sri Paresh Chandra Roy and Another by virtue of three separate Registered Deeds of Conveyance dated 05.02.2021, being (i) Document No. I-0641 for the year of 2021 (ii) Document No. I-0642 for the year of 2021 and (iii) Document No. I-0643 for the year of 2021 and the same were registered at the Office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra, District – Darjeeling
2. **AND WHEREAS** the above named **RAMAVTAR AGARWAL (HUF)** alias **RAMAUTAR AGARWAL (HUF)** had purchased land measuring 270 Decimals from Sri Dhumlal Paul and others by virtue of Registered Deed of Conveyance dated 16.03.2009 being Document No. I-1587 for the year 2009 and the same was registered at the Office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra, District – Darjeeling
3. **AND WHEREAS** the above named **MAMAN CHAND AGARWAL (HUF)** had purchased land measuring 416 Decimals from Sri Dhumlal Paul and others by virtue of Registered Deed of Conveyance dated 16.03.2009 being Document No. I-1579 for the year 2009 and the same was registered at the Office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra, District - Darjeeling.

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 (i) **MARIEGOLD INFRAPROJECTS PRIVATE LIMITED**, A Private Limited Company, (ii) **RAMAVTAR AGARWAL (HUF)** alias **RAMAUTAR AGARWAL (HUF)**, a Hindu Undivided Family, and (iii) **MAMAN CHAND AGARWAL (HUF)**, (PAN:-**AADHM6579D**), a Hindu Undivided Family in respect of the aforesaid land is clear, free and marketable title.

Thanking You

Yours Faithfully



Advocate, Siliguri