

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 the land measuring 927.005 Decimal , situated in Mouza Dabgram, appertaining to and forming part of R.S. Plot Nos. 112 ,114, 112/343, 112/348, 113/349, 114/175, 114/353, 114/193,114/194,114/351 and 193 ,Recorded in R.S. Khatian Nos. 313/2, 188, 313/3, 635/2, 187, 187/1, 845/1, 845/3, 845/5, 845/7 and 845/9, R.S. Sheet No. 5, J.L. No. 02, **situated at Sevoke Road**, within the limits of Ward No.42 of Siliguri Municipal Corporation, P.S. Bhaktinagar, Pargana Baikunthapur, District Jalpaiguri.

A) PRESENT OWNER OF THE PROPERTY :-

R.P.WAREHOUSE & TEA INDUSTRIES LIMITED, a Public Limited Company, incorporated under the Companies Act, 1956, having Certificate of Incorporation No.U51217WB1980PLC033184 of 1980, having its Registered office at Third Mile, Sevoke Road, Siliguri, P.O. Salugara, P.S. Bhaktinagar, in the District of Jalpaiguri, represented by its Director, **SRI ANIL KUMAR AGARWAL**, son of Sri Masani Lal Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation Resident of Church Road, P.O. & P.S. Siliguri in the District of Darjeeling.

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 :-

AND WHEREAS the abovenamed **Owner R.P. WAREHOUSE & TEA INDUSTRIES LIMITED**, had purchased land measuring 7.91 Decimal from Majore Harak Singh Rai, son of Late Buman Rai, by virtue of a Registered Deed of Conveyance, being document No. I- 681 for the year of 1999 and the same was registered in the office of the Additional District Sub-Registrar Rajganj, District of Jalpaiguri.

AND WHEREAS the abovenamed Owner had also purchased land measuring 100 Decimals from Rameswar Prasad Plantation & Engineering Industries Limited, by virtue of a Registered Deed of Conveyance, being document No. I- 1602 for the year of 2005 and the same was registered in the office of the Additional District Sub-Registrar Rajganj , District of Jalpaiguri.

AND WHEREAS the abovenamed Owner, had also purchased land measuring 79.2 Decimal from Sri Bijay Kumar Agarwal and another by virtue of a Registered Deed of Conveyance, being document No. I-1604 for the year of 2006 and the same was registered in the office of the Additional District Sub-Registrar Rajganj, District of Jalpaiguri.

AND WHEREAS the abovenamed Owner had also purchased land measuring 149 Decimals, from Dhruvatosh Chowdhury, son of Late Ashutosh Chowdhury, by virtue of Two (2) Separate Registered Deeds of Conveyance, being document No. (i) I- 1806, for the year of 1983 and the same was registered in the office of the Additional District Sub-Registrar Rajganj, District of Jalpaiguri and (ii) I-6049 for the year of 1983 and the same were registered in the office of the Additional District Sub-Registrar Rajganj in the District of Jalpaiguri.

AND WHEREAS the abovenamed **Owner** had also purchased land measuring 116 Decimals from Bhabatosh Chowdhury, son of Late Ashutosh Chowdhury, by virtue Registered Deed of Conveyance, being document No. I-6048 for the year of 1983 and the same was registered in the office of the Additional District Sub-Registrar Rajganj in the District of Jalpaiguri.

AND WHEREAS the abovenamed **Owner** had also purchased land measuring 33 Decimals from Sri Rajani Kanta Roy, son of Late Dhan Singh Das @ Dhan Singh Roy, by virtue of a Registered Deed of Conveyance, being document No. I-6047 for the year of 1983 and the same was registered in the office of the District Sub-Registrar Jalpaiguri.

AND WHEREAS the abovenamed **Owner** had also purchased land measuring 100 Decimals from Sri Jaban Singh Roy, Son of Late Khapre Singh Roy by virtue of two separate Registered Deeds of Conveyance, being document No. I- 3542 for the year of 1983 and the same was registered in the office of the Additional District Sub-Registrar, Rajganj Jalpaiguri and I- 3543 for the year of 1983 was registered in the office of the District Sub-Registrar, Jalpaiguri .

AND WHEREAS the abovenamed **Owner** had also purchased land measuring 33 Decimals from Bhabatosh Chowdhury, son of Late Ashutosh Chowdhury, by virtue of a Registered Deed of Conveyance , being document No. I- 1807 for the year of 1989 and the same was registered in the office of the Additional District Sub-Registrar Rajganj , District of Jalpaiguri.

AND WHEREAS the abovenamed **Owner** had also purchased land measuring 28.05 Decimals from Usha Agarwal & Others by virtue of a Registered Deed of Conveyance, being document No. I- 2089 for the year of 2007 and the same was registered in the office of the Additional District Sub-Registrar Rajganj , District of Jalpaiguri.

AND WHEREAS the abovenamed **Owner** had also purchased land measuring 8.25 Decimal from Tewari Tea Corporation, by virtue of a Registered Deed of Conveyance, being document No. I- 2205 for the year of 2008 and the same was registered in the office of the Additional District Sub-Registrar Rajganj , District of Jalpaiguri.

AND WHEREAS the abovenamed **Owner** had also purchased land measuring 6.22 Decimal from Smt. Swapna Nayak & Others by virtue of a Registered Deed of Conveyance , being document No. I-2528 for the year of 2008 and the same was registered in the office of the Additional District Sub-Registrar Rajganj , District of Jalpaiguri.

AND WHEREAS the abovenamed owner had also purchased land measuring 32.175 Decimals from Manish Somani, son of Sri Vijay Kumar Somani by virtue of a Registered Deed of Conveyance , being document No. I- 5039 for the year of 2006 and the same was registered in the office of the Additional District Sub-Registrar Rajganj, District of Jalpaiguri.

AND WHEREAS the abovenamed owner (erstwhile known as **M/S RAMESWAR PRASAD PLANTATION AND ENGINEERING INDUSTRIES LIMITED** and consequent to its name change as **R.P. WAREHOUSE & TEA INDUSTRIES LIMITED**, vide High Court Order in Company Petition No. 173 of 1982 connected with Company Application No. 206 of 1981 had also purchased land measuring 232 Decimals from Sri Phalguni Banerjee & another by virtue of a Registered Deed of Conveyance, being document No. I- 6189 for the year of 1976 and the same was registered in the office of the Additional District Sub-Registrar Jalpaiguri, District of Jalpaiguri.

AND WHEREAS the abovenamed **Owner** had also purchased land measuring 2.2 Decimals from Smt Biva Jaiswal, wife of Late Rajendra Prasad Jaiswal by virtue of a Registered Deed of Conveyance , being document No. I- 5134 for the year of 2019 and the same was registered in the office of the Additional District Sub-Registrar Bhaktinagar, District of Jalpaiguri.

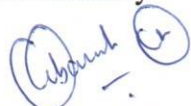
AND WHEREAS in the manners aforesaid the abovenamed **Owner R. P. WAREHOUSE & TEA INDUSTRIES LIMITED** became the absolute owner of total land measuring 927.005 Decimals having permanent, heritable and transferable right, title and interest therein.

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 **R.P. WAREHOUSE & TEA INDUSTRIES LIMITED** in respect of the aforesaid land is clear, free and marketable title.

Thanking You

Yours Faithfully


Advocate, Siliguri