

**DEBASISH DAS**  
**(Advocate)**

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

Dated :-

**NON-ENCUMBRANCE REPORT**

Ref:- All that piece or parcel of vacant land measuring 112 Kathas 9 Chhataks 24 Sq.ft, within Mouza - Dabgram, J.L. No. 02, R.S. Plot No. 183 &186 recorded in R.S. Khatian No. 82, R.S. Sheet No.8, within the limits of Ward No.41 of Siliguri Municipal Corporation, P.S. Bhaktinagar, District: Jalpaiguri.

**A) PRESENT OWNER OF THE PROPERTY :-**

1. "TEESTA HOMES PRIVATE LIMITED", a Private Limited Company, incorporated under the Companies Act, 1956, having Certificate of Incorporation No.U45400WB2013PTC198897, Dated 09.12.2013, having its Registered office at Siddhi Vinayak, Siddhi Dham Building, Jyoti Nagar, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar & District Jalpaiguri.
2. "KANCHANJUNGA DEVELOPERS", a Partnership Firm, having its office at VL/100/C/98, Opposite Sidhi View, Ram Krishna Road, Jyotinagar P.O. Sevoke Road, P.S. Bhaktinagar, District- Jalpaiguri, 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 **TEESTA HOMES PRIVATE LIMITED** had purchased land measuring 60 Kathas from Sri Paritosh Bhowmick, son of Sri Surendra Nath Bhowmick & Another, by virtue of two separate Registered Deeds of Conveyance(i) dated 05.05.2016, being Document Nos. I-2679 for the year of 2016 and (ii) dated 06.05.2016, being Document No. I- 2762 for the year of 2016 and both were registered at the office of the Additional District Sub Registrar Bhaktinagar, in the District of Jalpaiguri.

: 2 :

**AND WHEREAS** the abovenamed **KANCHANJUNGA DEVELOPERS** had also purchased land measuring 52 Kathas 9 Chhataks 24 Sq.ft. from Priyanka Promoters and Developers & others, by virtue of five (5) separate Registered Deeds of Conveyance (i) dated 16.03.2016, being Document No. I- 1703 for the year of 2016, (ii) dated 26.03.2016, being Document No. I-1823 for the year of 2016, (iii) dated 10.08.2016 being Document No. I- 4793 for the year of 2016, (iv) dated 17.08.2016 being Document No. I- 5008 for the year of 2016 and (v) dated 17.02.2017 being Document No. I- 737 for the year of 2017 all are registered at the office of the Additional District Sub Registrar Bhaktinagar, in the District of Jalpaiguri.

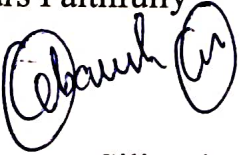
**AND WHEREAS** in the aforesaid manner the abovenamed **TEESTA HOMES PRIVATE LIMITED** became the owner of land measuring 60 Kathas and abovenamed **KANCHANJUNGA DEVELOPERS**, became the owner of land measuring 52 Kathas 9 Chhataks 24 Sq.ft. and ever since then they are in exclusive, khas and peaceful possession of the aforesaid land without any act of hindrance or obstruction from any body having permanent heritable, transferable and marketable right, title and interest therein.

**C) Opinion:-**

That after necessary searches and the documents which were available it appears before me that the abovementioned land is free from all sorts of encumbrances, charges, liabilities and the title of the abovenamed **TEESTA HOMES PRIVATE LIMITED** and **KANCHANJUNGA DEVELOPERS**, in respect of the aforesaid land is clear, free and marketable title.

Thanking You

Yours Faithfully



Advocate, Siliguri