

Ref No. ....

Date ... 1/08/2023.

**NON ENCUMBRANCES REPORT**

Ref: All that piece or parcel of land measuring 43.463 Decimal forming part of R.S. Plot Nos. 829, 830, 831, 832, 833 Corresponding to L.R. Plot No. 1972, L.R. Khatian No. 14885 & 21402, situated within Mouza – Raiganj, J.L. No.- 150, Pargana - Sujanagar, P.S. - Raiganj, District – Uttar Dinajpur. The said land is situated within the Limits of Raiganj Municipality Area, Ward No. ....

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

- i. RAINBOW VALLEY INFRADEV PRIVATE LIMITED, a Private Limited Company by share represented by its Directors, having its office at "Rainbow Residency", M.G. Road, P.O. & P.S. - Raiganj, District - Uttar Dinajpur, PIN - 733134 in the State of West Bengal, represented by its Directors a) MR. ARIJIT GHOSH, S/o. Late Amal Krishna Ghosh, PAN – AHKPG8576A, (b) MR. PRADIPTA KISHORE BHATTACHARJEE, S/o. Late Prasad Kishore Bhattacharjee, PAN - AFQPB5513G, (c) MRS. BARNALI DEY, W/o. Late Satrughna Dey, PAN – ALCPD0268J, all are residents of Ukilpara, P.O. & P.S. - Raiganj, District - Uttar Dinajpur, West Bengal, PIN – 733134.
- ii. "RAINBOW ASSOCIATES & COMPANY" Red. Office at Rainbow Residency, M.G. Road, P.O. & P.S. Raiganj, Dist. – Uttar Dinajpur, PIN – 733134, West Bengal, India, represented by its partner namely

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(a) MR. ARIJIT GHOSH, S/o. Late Amal Krishna Ghosh, PAN - AHKPG8576A, (b) MRS. BARNALI DEY W/o. Late Satrughna Dey, PAN - ALCPD0268J, (c) MR. PRADIPTA KISHORE BHATTACHARJEE, S/o. Late Prasad Kishore Bhattacharjee, PAN - AFQPB5513G, & (d) MR. GOPAL SAHA, S/O. Late Manindra Nath Saha, PAN - CFTPS6015R, having its office at Rainbow Residency, M.G. Road, Raiganj, Dist. Uttar Dinajpur,

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:-**

Flow of title :

The subject matter of Land presently belongs to 'Rainbow Valley Infradev Pvt. Ltd.' & 'Rainbow Associates & Company', with common demarcation, bearing separate LR Khatian numbers, comprised in one LR Plot being number 1972.

The LR Plot being number 1972 comes from RS Plot numbers 829, 830, 831, 832 & 833.

a) RS Plot number 829, 830 & 832 was previously belongs to (a) Sukumar Guha, (b) Sushil Kumar Guha, (c) Sudhir @ Subir Kumar Guha, (d) Sucharu Guha and (e) Suraj Kumar Guha all sons of Late Kalu Charan Guha, jointly and severally and their name were recorded in the RS Khatian being number - 141, which was recorded in the year 1972,

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measuring 0.05, 0.13 & 0.55 acres respectively, thus in the said RS Khatian being number 141, total land recorded measuring 0.73 acres of land for the before stated 3 numbers of plots.

- b) RS Plot number 833 was previously belongs to Smt. Gyanada Sundari Guha wife of Late Kalu Charan Guha, measuring 0.13 acres of land vide RS Khatian being number 198/1 which was recorded in the year 1972.
- c) RS Plot number 831 was previously belongs to Sri Sucharu Guha, measuring 0.05 acres of land, vide RS Khatian number 3630 which was recorded in the year 1972.

(A) (B) From the above it revealed that the entire 4 numbers of RS Plots measuring total 0.86 acres of land belongs to all sons of Kul Chandra Guha, Gyanada (their mother) and Sucharu (one of their brother), and (C) rest 0.05 acres belongs to one brother namely Sucharu. Thus in total A+B+C measured as 0.91 acres.

After the death of their mother namely Gyanada Sundari Guha, (B), all the heirs as stated in the RS Khatian being number 141 (A) a,b,c,d,e, inherited the property of their mother. Subsequently (A)(b) Sushil Kumar Guha also died living behind (b/i) Juthika Guha (wife) and son (b/ii) Subrata Guha inherited the property. Subsequently all the legal heirs of deceased Gyanada Sunadari Guha and Kalucharan Guha, i.e. (a) (b/i) (b/ii) (c) (d) (e) partitioned the land {(A)+ (B)} measuring 0.86 acres of land, by meats and bound registered partition deed being number 3593 for the year 1976. It is here pertinent to mention that the said RS plot being numbers 829, 830, 832 & 833 comes from CS Khatian which was belongs to Kalu Chanran Guha and his wife Gyanada Sundari Guha vide CS Khatian being number 141 & 198/1, as in the RS stage, no change had been done save and except inclusion of legal heirs are done by the office concern. But the RS plot number 831 was recorded separately being individual ownership vide RS Khatian number 3630. By that dint of

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partition deed as made by all RS Tenants from RS Khatian number 141 along with all legal heirs of Gyanada Sundari Guha vide RS Khatian number 198/1, the respective lands by which Sukumar (a) got 0.2946 acres, heirs of Sushil (b/i), (b/ii) got 0.1487 acres, Subir @Sudhir (c) got 0.1066 acres, Sucharu (d) got 0.1638 acres, Suraj (e) got 0.1473 acres, as per equal valuation of the land.

Thereafter, during separate demarcated possession, Sucharu (d) sold out 6 anna 16 gonda, i.e. 3595.9 square feet of land (0.0825 acres) in favour of Subir @Sudhir (c) by way of registered sale deed being number 1053 for the year 1976. Thus Subir @ Sidhir (c) got total  $0.1066+0.0825=0.1891$  acres of land and Sucharu (d) holds  $\{(0.1638+ 0.05) -0.0825\}=0.1313$  acres of land.

Soon after, Subir @Sudhir (c) died intestate living behind his two sons namely Satirtha (c/i), Shankar (c/ii) and three daughters namely Sanghamitra (c/iii) Sanjukta (c/iv) Sumita (c/v), as only legal heirs. Subsequently Satirtha (c/i) also died living behind his wife namely Anjana (c/i/1) and son namely Sujay (c/i/2) as legal heirs. Thus all the above heirs of deceased Subir @ Sudhir (c) got 0.1891 acres.

\*\*\* Present land owner namely Rainbow Associates & Company acquired only 308 square feet of land, from above stated (c/i/1) (c/i/2) (c/ii) (c/iii) (c/iv) & (c/v) by way of registered sale deed being number 1549 for the year 2019, through Anjana (c/i/1) as attorney of Sujay (c/i/2) and rest by them self.

After that, said Sucharu (d) died intested being unmarried living behind his brothers namely Sukumar (a) and Suraj (e) as legal heirs, as Subir (c) and Sushil (b) died predeceased; by which each get 0.0662 acres of land Thus Sukumar (a) got  $0.2946+0.0662=0.3608$  acres and Suraj (e) got  $0.1473 + 0.0656 = 0.2129$  acres.

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Sukumar (a) died and before his death he left his testamentary will, where his entire share distributed equally in favour of his two sons and one grandson {as father of the said grandson died before him, i.e. his 3rd son namely Subash (a/iii)}, namely Suhas (a/i) Sambhudhya (a/ii) and Satyaki (a/iii/1). After his death, all above three testator applied grant of Probate before the Court of Law at Raiganj Judicature vide Misc Probate case number 16/2004. But during pendency of the said Misc Case, his one of the son i.e. one of the testator namely Suhas (a/i) also died leaving his last testament where he wished to get his entire share of land in favour of his nephew namely Satyaki (a/iii/1). Thus said Satyaki (a/iii/1) applied for grant of probate before the Court of Law vide Misc Probate case number 06/2008. The two probate case, head simultaneously, and ultimately Ld. Additional District & Sessions Judge (2nd Court) at Raiganj, Uttar Dinajpur on 27/01/2016 passed Letter of Administration of Will in favour of Sambhudhya (a/ii) and Satyaki (a/iii/1) in case number 16/2004 and in favour of Satyaki (a/iii/1) in case number 06/2008. By that dint of two wills, the property owned by Sukumar (a) distributed in favour of Sambudhya (a/ii) in 1/3 share of land and in also in favour of Satyaki (a/iii/1) in 2/3 share of total land, that is to say 0.3608 acres of land.

**\*\*\* Present land owner Ranbow Vally Infradev Private Limited acquired 24.063 decimal of land from Satyaki (a/iii/1) through registered sale deed being number 12792 for the year 2017 with valid consideration, at the same time.**

**\*\*\* Present land owner Rainbow Associates & Company acquired 12.025 decimal of land from Sambhudhya (a/ii) by way of registered sale deed being number 12790 for the year 2017 with valid consideration.**

**# The above two title deeds as acquired by the two Artificial Person i.e. present land owner, in one common boundary. That means the land measuring total 36.08 decimal jointly.**

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Suraj (e) died intestate living behind two daughters namely Sunanda @ Sunanda Amal Dey (e/i) Srilata (e/ii) and three sons namely Sudipta (e/iii) Soumadipta (e/iv) Sudhya Satya (e/v), inherited the entire property measuring total 0.2129 acres.

**\*\*\* Present land owner Rainbow Associates & Company, acquired land measuring 0.07356 acres of land from heirs of Suraj (e) i.e. from (e/i, e/ii, e/iii, e/iv, e/v) with valid consideration by way of registered sale deed being number 12791 for the year 2017.**

After acquiring the land with absolute valid right title and interest the name of the present land owners has been duly recorded in LR khatian and two new LR khatian being number 21402 & 14885 has been allotted. The land was classified as Bastu as per LR ROR. With intent to start a multistoried commercial project, they both, about to reach, joint venture agreement, to complete the project.

After acquiring the land the name of the present land owners ( i ) RAINBOW VALLEY INFRADEV PRIVATE LIMITED & ( ii ) "RAINBOW ASSOCIATES & COMPANY" made a Building Plan No. AUG10/N/CB/PWD-III/RM/2020-21 Dated 11.12.2020, approved by Raiganj Municipality and Fire Safety Certificate issued by The Divisional Fire Officer, Fire Prevention Wing, West Bengal Fire and Emergency Services, vide Memo No.IND/WB/FES/20192020/54152, dated 26.06.2019.

AND WHEREAS in the manner aforesaid the above named RAINBOW VALLEY INFRADEV PRIVATE LIMITED & RAINBOW ASSOCIATES & COMPANY became the owner of total land measuring 43.463 Decimal, having permanent, heritable and transferable right, title, and interest therein.

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**SUBRATA BASAK**  
ADVOCATE

**Chamber –**  
Bidrohi More, Raiganj, U/D  
Mob. No. – 9434130979  
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**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 above named RAINBOW VALLEY INFRADEV PRIVATE LIMITED & RAINBOW ASSOCIATES & COMPANY in respect of the aforesaid land is clear, free and marketable title.

Thanking You.

Yours Faithfully



**SUBRATA BASAK**

Advocate

BIRNAGAR, RAIGANJ, U/D

**SUBRATA BASAK**

Advocate

Bidrohi More, Raiganj, U/D