



Dtd.17.02.2023

NON ENCUMBRANCES REPORT

Ref:- All that piece or parcel or land measuring 60 Kathas 9 Chattaks and 25 sq. ft. Situated in Mouza Dabgram, appertains to and forms part of R.S.Plot Nos. 625 and 625/1048, recorded in R.S.Khatian No.701/2, forming part of R.S.Plot Nos.625/1045, 625/1050 and 625/1053, recorded in R.S.Khatian No.701/3, forming part of R.S.Plot No. 625/1046, recorded in R.S.Khatian No.701/6, forming part of R.S.Plot No. 625/1047, recorded in R.S.Khatian No.714, forming part of R.S.Plot No. 620/1034, 620/1037, 620/1038, 620/1039 and 620/1043, recorded in R.S.Khatian Nos.716 and 716/2, corresponding to L.R.Plot Nos.7, 8, 14 and 17, corresponding to L.R.Khatian Nos.477 and 680, situated within Mouza - Dabgram, J.L. No.2, Pargana - Baikunthapur, R.S.Sheet No.8, corresponding to L.R.Sheet No.46, P.S.- Bhaktinagar, within Iskon Mandir Road, Ward No.40 of Siliguri Municipal Corporation, Registry Office and District Jalpaiguri.

A) PRESENT OWNER OF THE PROPERTY:-

SRI BALAJI PLAZA PRIVATE LIMITED, a Private Limited Company registered .Company incorporated under the provisions of the Companies Act, 1956 bearing CIN. U70101WB2005PTC103172, having its registered office at Pranami Mandir Road, Siliguri, P.O.-Sevoke Road, P.S. Bhaktinagar, District-Jalpaiguri, Pin-734001

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.

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B) REPORT OF DEVOLUTION:

WHEREAS the above named **SRI BALAJI PLAZA PRIVATE LIMITED** purchased land measuring measuring 60 Kathas 9 Chattaks and 25 sq. ft. Situated in Mouza Dabgram, J.L. No.2, Pargana - Baikunthapur, R.S.Sheet No.8, corresponding to L.R.Sheet No.46, P.S.- Bhaktinagar, within Iskon Mandir Road, Ward No.40 of Siliguri Municipal Corporation, District Jalpaiguri, by virtue of the following 14 (Fourteen) separate Deeds of Conveyances duly registered in the office of the Additional District Sub Registrar, Rajganj, District Sub-Registrar, Jalpaiguri, and Sadar Joint Sub-Registrar, Jalpaiguri:-

- a. Land measuring 10 Kathas 13 Chhataks appertaining to R.S. Plot No. 625, 625/1045, 625/1050 and 625/1053, recorded in R.S.Khatian Nos.701/2 and 701/3, by virtue of Deed of Conveyance executed by Sri Birendra Nath Basak and Sri Dulal Chandra Roy, duly recorded in the Book 1, Document No. 611 for the year 2006.
- b. Land measuring 3 Kathas 14 Chhataks appertaining to R.S. Plot No. 625/1045, recorded in R.S.Khatian Nos. 701/3, by virtue of Deed of Conveyance executed by Smt. Debala Rani Banik, duly recorded in the Book 1, Document No. 1816 for the year 2011.
- c. Land measuring 2 Kathas 10 Chhataks appertaining to R.S. Plot No. 625/1045, recorded in R.S.Khatian Nos. 701/3, by virtue of Deed of Conveyance executed by Smt. Debala Rani Banik, duly recorded in the Book 1, Document No. 1817 for the year 2011.
- d. Land measuring 2 Kathas 1 Chhataks appertaining to R.S. Plot No. 625/1045, recorded in R.S.Khatian Nos. 701/3, by virtue of Deed of Conveyance executed by Smt. Debala Rani Banik, duly recorded in the Book 1, Document No. 1818 for the year 2011.

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- e. Land measuring 11 Kathas 3 Chhataks appertaining to R.S. Plot No. 625, 625/1045, 625/1050 and 625/1053, recorded in R.S.Khatian Nos. 701/2 and 701/3, by virtue of Deed of Conveyance executed by Sri Sanjoy Agarwal, duly recorded in the Book 1, Document No. 541 for the year 2006.
- f. Land measuring 2 Kathas 8 Chhataks appertaining to R.S. Plot No. 625, 625/1045 and 625/1046, recorded in R.S.Khatian Nos. 701/2, 701/3 and 701/6 by virtue of Deed of Conveyance executed by Sri Sanjoy Agarwal, duly recorded in the Book 1, Document No. 1298 for the year 2011.
- g. Land measuring 4 Kathas appertaining to R.S. Plot No. 625/1045 recorded in R.S.Khatian Nos. 701/3, by virtue of Deed of Conveyance executed by Md. Mukhtar Alam, duly recorded in the Book 1, Document No. 3588 for the year 2012.
- h. Land measuring 4.69 Kathas appertaining to R.S. Plot No. 625/1048 recorded in R.S.Khatian Nos. 701/2, by virtue of Deed of Conveyance executed by Sri Jitendra Thakur, Smt. Kabita Sen (Thakur), Smt. Khushboo Thakur and Smt. Madhavi Thakur, duly recorded in the Book 1, Document No. 1941 for the year 2008.
- i. Land measuring 6 Kathas appertaining to R.S. Plot No. 625/1048 recorded in R.S.Khatian Nos. 701/2, by virtue of Deed of Conveyance executed by Smt. Poonam Goyal and Sri Ajay Kumar Goyal, duly recorded in the Book 1, Document No. 6060 for the year 2010.
- j. Land measuring 2 Kathas appertaining to R.S. Plot No. 625/1048 recorded in R.S.Khatian Nos. 701/2, by virtue of Deed of Conveyance executed by Smt. Poonam Goyal and Sri Ajay Kumar Goyal, duly recorded in the Book 1, Document No. 6061 for the year 2010.
- k. Land measuring 5 Kathas appertaining to R.S. Plot No. 625/1046 recorded in R.S.Khatian Nos. 701/6, by virtue of Deed of Conveyance executed by Smt. Kali Devi, duly recorded in the Book 1, Document No. 558 for the year 2010.

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- l. Land measuring 6 Kathas appertaining to R.S. Plot No. 620/1043, 625/1046 and 625/1047 recorded in R.S.Khatian Nos. 701/6, 714 and 716, by virtue of Deed of Conveyance executed by Razda Begum, duly recorded in the Book 1, Document No. 605 for the year 2011.
- m. Land measuring 0.5977222 Katha appertaining to R.S. Plot No. 620/1043, recorded in R.S.Khatian Nos. 716, by virtue of Deed of Conveyance executed by Razda Begum, duly recorded in the Book 1, Document No. 4285 for the year 2011.
- n. Land measuring 1 Katha 4 Chhataks appertaining to R.S. Plot No. 620/1043, recorded in R.S.Khatian Nos. 716/2, by virtue of Deed of Conveyance executed by Sri Kisthu Roy, duly recorded in the Book 1, Document No. 5342 for the year 2011.

AND WHEREAS in the manner aforesaid the abovenamed, **SRI BALAJI PLAZA PRIVATE LIMITED** became the owner of land measuring 60 Kathas 9 Chhataks 25 Square Feet having permanent, heritable and transferable, right, title and interest therein.

C)Opinion:-

That after necessary searches and the documents which were available I am of the opinion that the abovementioned land is free from all sorts of encumbrances, charges, liabilities and the title of the abovenamed **SRI BALAJI PLAZA PRIVATE LIMITED** in respect of the aforesaid land is clear, free and marketable title.

Thanking You

Yours Faithfully

Vishal Agarwal
Advocate, Siliguri

