

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

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

Dated :- 24.08.2022

### **NON ENCUMBRANCES REPORT**

Ref:- All that piece or parcel of Vacant Bastu land measuring 34.5 Decimals, forming part of R.S Plot No. 309 & 310 corresponding L.R. Plot No. 78, recorded in R.S Khatian No. 568 , L.R. Khatian No. 256 & 180, situated within Mouza – Dabgram, R.S Sheet No. 8, LR Sheet No. 22, J.L. No.2, Pargana – Baikunthapur, P.S.- Bhaktinagar, District - Jalpaiguri. The said land is situated at Shyam Mandir Road within the Limits of Ward No. 43 of Siliguri Municipal Corporation Area.

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

**AMRIT BUILDCON**, a Partnership Firm, having its office at 1st Floor, Metro Heights, 2nd Mile, Sevoke Road, P.O Sevoke Road, P.S Bhaktinagar, District Jalpaiguri, in the State of West Bengal, represented by its Partners **1. SRI BIJAY KUMAR MUNDHRA**, son of Late Pokar Mal Mundhra and **2. SMT SHWETA MUNDHRA**, wife of Sri Girish Kumar Mundhra, both are Hindu by Religion, Indians by Nationality, Business by Occupation, Residents of Panchwati Housing Complex, Plot No.9, 3rd Floor, Sevoke Road, 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 Owner **AMRIT BUILDCON** had purchased land measuring 34.5 Decimals from Sri Chandra Shekhar Sharma and Sri Suresh Kumar Sharma alias Suresh Sharma, by virtue of Registered Deed of Sale, dated 17/08/2022, being Document No. 1-7807 for the year of 2022 and the same was registered in the office of the Additional District Sub-Registrar Bhaktinagar in the District of Jalpaiguri.

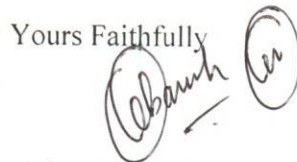
AND WHEREAS in the manner aforesaid the above named **AMRIT BUILDCON** became the owner of total land measuring 34.5 Decimals having permanent, heritable and transferable right, title, and interest therein

**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 **AMRIT BUILDCON** in respect of the aforesaid land is clear, free and marketable title.

Thanking You

Yours Faithfully



Advocate, Siliguri