

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 vacant Bastu land measuring 57 Kathas and 4 Chhataks or 94.4625 Decimals, appertains to and forms part of R.S Plot No.74,74/766 and 73/661,corresponding to L.R. Plot No.690, recorded in R.S Khatian No. 90/1 and 600/5,LR Khatian No. 721, situated within Mouza-Dabgram, J.L.No.2, Pargana-Baikunthapur, R.S. Sheet No.8, corresponding to L.R. Sheet No. 4, P.S. - Bhaktinagar, at **Sevoke Road, Byelane, Road Zone- Payal Cinema Hall to Check Post** in Ward No.42 of Siliguri Municipal Corporation, District- Jalpaiguri.

A) PRESENT OWNER OF THE PROPERTY :-

BIHAR BENGAL TEA COMPANY PRIVATE LIMITED, having its Registered Office at 240B, A.J.C. Bose Road -700020 and Branch Office at C/o Bansal Tea Ware House, 2nd Miles, Sevoke Road, P.O Sevoke Road, P.S Bhaktinagar, District Jalpaiguri, represented by one of its Director, **SRI MAHENDRA PRASAD BANSAL**, son of Ramnarayan Agarwal - Hindu by Religion, Indians by Nationality, resident of Upper Bhanunagar, 2nd mile, P.O Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, in the State of WestBengal.

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 abovenamed **M/s Bihar Bengal Tea Company Pvt. Ltd.** had purchased land measuring 57 Kathas 4 Chhataks together with old and dilapidated Godown measuring 30,200 sq.ft. from Sri Harbans Singh & another, both are sons of Mansha Singh Braich, by virtue of a Registered Deed of Conveyance, being Document No.447, for the year 2005 and same was registered in office of District Sub Registrar Jalpaiguri, having permanent, heritable and transferable right, title and interest therein.

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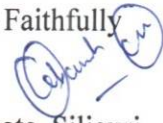
The Owner thereafter had demolish the existing structure 30,200 sq.ft. and in the manner aforesaid abovenamed **M/S BIHAR BENGAL TEA COMPANY PVT. LTD.** became the sole, absolute and exclusive owner of all that land measuring 57 Kathas 4 Chhataks or 94.4625 Decimals, having permanent, heritable and transferable 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 **M/S BIHAR BENGAL TEA COMPANY PVT. LTD.** in respect of the aforesaid land is clear, free and marketable title.

Thanking You

Yours Faithfully



Advocate, Siliguri