

JUGAL SANGHAI
ADVOCATE, SILIGURI COURT

Date: 30th June 2020.

NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref:- An area of land measuring **76 Kathas 6 Chattak or 126.0188 Decimal** appertaining to R.S. Plot No. **133** of Mouza **DABGRAM** of R.S. Sheet No.5 corresponding L.R. Sheet No. 4, J.L No. 2 recorded in the **R.S. Khatian No. 83/1**, P.S. **BHAKTINAGAR**, Situated at Sevoke Road, SMC Ward No. 42, District- **JALPAIGURI** under the jurisdiction of registration office Additional District Sub Registrar, Bhaktinagar, Siliguri Municipal Corporation.

PRESENTLY OWNED BY:-

- 1. RUMTEK DEVELOPERS PRIVATE LIMITED**, a Private Limited Company
- 2. TULSA ENTERPRISE**, a Partnership firm
- 3. SRI PRADIP AGARWAL** Son of Late Ram Chandra Agarwal

I have caused necessary searches in the office of the Additional District Sub Registrar, Bhaktinagar and the District Sub Registrar, Jalpaiguri for the period 2017 to 2020 and have also seen the Mutation in their respective names with the office of the Block Land & Land Reform Office, Rajganj and other relevant documents in respect of the aforesaid land.

The above named owners of the land namely **RUMTEK DEVELOPERS PRIVATE LIMITED** , **TULSA ENTERPRISE** and **PRADIP AGARWAL** jointly purchased the aforesaid land measuring 76 Kathas 6 Chattak or 126.0188 Decimal appertaining to R.S. Plot No. 133 of Mouza DABGRAM of R.S. Sheet No.5 corresponding L.R. Sheet No. 4, J.L No. 2 recorded in the R.S. Khatian No. 83/1, P.S. BHAKTINAGAR, Situated at Sevoke Road, SMC Ward No. 42, District- JALPAIGURI under the jurisdiction of registration office Additional District Sub Registrar, Bhaktinagar, Siliguri Municipal Corporation by virtue of a Deed of Conveyance duly executed by TARA AGARWAL and Six others duly registered in the office of the District Sub Registrar, Jalpaiguri duly recorded in the Book No. I, Volume No. 0702-2017, Pages from 21201 to 21246, being Document No. 070201181 for the year 2017.


Jugal Sanghai
Advocate / Siliguri

Tulsa Sidhi Enterprises


 Member

And possessing the aforesaid land the above named owners jointly prayed before the office of the B.L.&L.R.O, Rajganj to mutate the aforesaid land in their respective names as per their respective share of purchase. After verification of all the documents, deeds the said office duly mutated the aforesaid land in their respective names as per their respective shares and duly opened up the following three separate L.R. Khatians containing the corresponding L.R. Plot No. 53/737 against the aforesaid R.S. Plot No. 133:-

SL.NO.	NAME	L.R.KHATIAN NO.	AREA IN DECIMAL
1	RUMTEK DEVELOPERS PRIVATE LIMITED	1798	45
2	TULSA ENTERPRISE	1799	62
3	PRADIP AGARWAL	1797	19
		TOTAL	126

The above named **RUMTEK DEVELOPERS PRIVATE LIMITED , TULSA ENTERPRISE and PRADIP AGARWAL** after getting the mutation done in their respective names prayed before the office of the Sub Divisional Land & Land Reforms Officer, Jalpaiguri for the conversion of the character of the land from its present character Dahala to Commercial-Bastu and the said office after verifying all the deeds, documents, L.R. Khatians accepted the prayer for conversion of the character of the land to Commercial Bastu by virtue of the following three separate land conversion cases:-

SL.NO.	NAME	CONVERSION CASE NO.
1	RUMTEK DEVELOPERS PRIVATE LIMITED	205/SDLLRO(S)/JAL/19 DATED 14/2/2019
2	TULSA ENTERPRISE	204/SDLLRO(S)/JAL/19 DATED 14/2/2019
3	PRADIP AGARWAL	268/SDLLRO(S)/JAL/19 DATED 26/2/2019


Jugal Sanghai
 Advocate / Siliguri

And possessing the aforesaid land the above named owners also jointly prayed before the office of the Siliguri Municipal Corporation, Siliguri to mutate the aforesaid land in their names and allot them a holding number. After verification of all the documents, deeds the said office duly mutated the aforesaid land in their names and allot them SMC Holding No. 277/9.

I HEREBY CERTIFY THAT THE aforesaid land of **RUMTEK DEVELOPERS PRIVATE LIMITED , TULSA ENTERPRISE and PRADIP AGARWAL** is free from all sorts of encumbrances, charges, liabilities and lispendents attachment of any kind whatsoever and the said land has an absolutely clear free marketable title.

I ALSO HEREBY CERTIFY THAT THE above mentioned land is not subjected to any restriction of Urban Land (ceiling and Regulation) Act 1976 and the same is not under any claim of any authority.



**(JUGAL SANGHAI)
ADVOCATE/SILIGURI
REG NO. WB/306/2011**

Tulsa Sidhi Enterprises



Member

THE PLANET, FIRST FLOOR, ROOM NO.33, SEVOKE ROAD, SILIGURI-734001, PH:9547171801