

DEBASISH DAS
(Advocate)

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

Dated :- 15.06.2020

NON ENCUMBRANCES REPORT

Ref:- All that piece or parcel or land measuring 2 Bighas 16 Kathas 6 Chattaks and 25 sq.ft, situated in Mouza Dabgram, appertains to and forms part of R.S Plot No. 102 (P), Recorded in R.S. Khatian No. 449, situated at Rajpath Road, J.L. No. 2, R.S. Sheet No. 6, within the jurisdiction of P.S. Bhaktinagar, Pargana Baikunthapur, District Jalpaiguri.

A) PRESENT OWNER OF THE PROPERTY :-

BISWAKARMA PROMOTERS PRIVATE LIMITED, a Private Limited Company, incorporated under the Companies Act, 1956, having Certificate of Incorporation No.U45400WB2008PTC130639, having its Registered office at Jyotinagar, P.O. Sevoke Road, P.S. Bhaktinagar, in the District of Jalpaiguri, represented by its Director, **SRI SANJAY KUMAR GARG**, son of Late Khusiram Garg, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Punjabipara, P.O Siliguri, P.S. Bhaktinagar, in the District of Jalpaiguri -

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 :-

- (i) WHEREAS 1. Sri Narendra Kusarye, 2. Sri Amarendra Kusarye, 3. Sri Dharendra Kusarye, 4. Sri Birendra Kusarye, 5. Sri Sailendra Kusarye, and 6. Sri Surendra Kusarye, all sons of Late Raj Kumar Kusarye were the recorded owner in possession of all that piece or parcel of land measuring 7.02 acres comprised in Plot No.102, recorded in Khatian No. 449, situated in Mouza Dabgram, J.L No.2, Sheet No.6, Pargana Baikunthapur, in the District of Jalpaiguri.
- (ii) AND WHEREAS the abovenamed Sri Narendra Kusarye & five others, died intestate leaving behind Sri Samir Kumar Kusari & others, as their only legal heirs and successors as per the provisions of Hindu Succession Act. Accordingly, by virtue of law of inheritance Sri Samir Kumar Kusari & others, became the sole, absolute and exclusive owners of the aforesaid land measuring 7.02 acres, having permanent, heritable and transferable, right, title and interest therein, free from all encumbrances and charges whatsoever and same was also mutated in their names in the record of rights, in the office of B.L & L.R.O Rajganj, vide mutation Case Nos. IX-II/166(R)/2000-2001 to IX-II/170 (R)/2000-2001, both dated 05.01.2001.

Biswakarma Promoters Pvt. Ltd.

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(iii) AND WHEREAS Sri Samir Kumar Kusari & others, thereafter had transferred land measuring 2 Bighas 16 Kathas 14 Chattaks unto and in favour of Classic Endeavour Pvt. Ltd., by virtue of a Registered Deed of Conveyance, dated 20.12.2002, being Document No. I-5893 for the year 2002 and the same was registered in the Office of the District Sub-Registrar Jalpaiguri, in the District of Jalpaiguri.

(iv) AND WHEREAS the abovenamed Classic Endeavour Pvt. Ltd., thereafter had transferred land measuring 2 Bighas 16 Kathas 6 Chattaks and 25 sq.ft in favour of Balajee Developers, a Partnership Firm, by virtue of a Registered Deed of Conveyance, dated 21.06.2004, being Document No. I-679 for the year 2005 and the same was registered in the Office of the Sub-Registrar Rajganj, in the District of Jalpaiguri.

(v) AND WHEREAS the abovenamed Balajee Developers being desirous of constructing a multi storeyed building on the said land measuring 2 Bighas 16 Kathas 6 Chattaks and 25 sq.ft got a LUCC and a sanctioned building plan approved in its name.

(vi) AND WHEREAS the abovenamed Balajee Developers thereafter sold land measuring 2 Bighas 16 Kathas 6 Chattaks and 25 sq.ft along with the LUCC and Sanctioned Building Plan No. 282 dt 16.02.2018 approved in its name to the abovenamed Vendor vide two Deeds of Sale (i) dt 22/03/2018 being Document No. I- 2095 for the year 2018 and (ii) dt 26/03/2018 being Document No. I- 2139 for the year 2018 and the same were registered in the office of the ADSR Bhaktinagar, District Jalpaiguri


AND WHEREAS in the aforesaid manner the abovenamed **BISWAKARMA PROMOTERS PRIVATE LIMITED** became the absolute owner of the above referred to land measuring 2 Bighas 16 Kathas 6 Chattaks and 25 sq.ft, having permanent heritable and transferable right, title and interest therein.

C) Opinion:-

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

Thanking You

Yours Faithfully


Advocate, Siliguri

Biswakarma Promoters Pvt. Ltd.
5/12/18