

DEBASISH DAS

(Advocate)

Naukaghat More,

P.O Siliguri Bazar

P.S Bhaktinagar

Dist- Jalpaiguri

Ph. No. 9851256897

Dated :- 09.02.2021

NON ENCUMBRANCES REPORT

Ref:- All that piece or parcel of Bastu land measuring 75.86 Decimals within Mouza Dabgram, recorded in R.S. Khatian No. 559, 576 and 578, LR Khatian No. 235, 236 appertaining to R.S. Plot No. 305, 306, 307 & 308/1103, LR Plot No. 95, RS Sheet No. 08, LR Sheet No. 22, Pargana: Baikunthapur J.L. No. 02, P.S. Bhaktinagar, District: Jalpaiguri. The said land is situated at within the limits of Ward No. 43 of Siliguri Municipal Corporation.

A) PRESENT OWNER OF THE PROPERTY :-

1. **SRI SURESH KUMAR AGARWAL (PAN- ACGPA2806E)**, Son of Late Bajrang Lal Agarwal, Indian by Nationality, Hindu by Religion, Business by Occupation, resident of Model Town, Pranami Mandir Road, P.O. Sevoke Road, P.S. Bhaktinagar, District: Jalpaiguri, in the State of West Bengal,
2. **SHREE SHYAM CONSTRUCTIONS (PAN-AEAFS7072N)**, a partnership firm, having its office at Shyam Mandir By Lane, Behind Uttar Banga Marwari Palace, 2nd Mile, Sevoke Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar, District: Jalpaiguri, in the State of West Bengal. represented by one of its partner **SRI SANJAY KUMAR SINGHANIA**, Son of Late Shankarlal Singhania, Indian by Nationality, Hindu by Religion, Business by Occupation,

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Resident of Model Town-1, Pranami Mandir Road, Siliguri, P.O Sevoke Road, P.S Bhaktinagar, District: Jalpaiguri, in the State of West Bengal

I have done online searching from 2019 till date and inspected all relevant documents which were available for inspection in respect of the aforesaid property.

B) REPORT OF DEVOLUTION :-

- A. The abovenamed Vendor No. 1. **SRI SURESH KUMAR AGARWAL**, Son of Late Bajrang Lal Agarwal, became the owner of land measuring 54.52 Decimals alongwith fifteen years old Residential structure measuring 1240 sq.ft. standing thereon by virtue of Registered Deed of Gift, dated 12.02.2019, being Document No. I- 1062 for the year 2019 and the same was registered in the Office of the A.D.S.R. Bhaktinagar, in the District of Jalpaiguri.
- B. AND WHEREAS abovenamed Vendor No.1. **SRI SURESH KUMAR AGARWAL thereafter had** demolished the existing residential structure standing thereon.
- C. The abovenamed Vendor No. 2. **SHREE SHYAM CONSTRUCTIONS**, a partnership firm, purchased land measuring 12 Kathas 15 Chhataks from Smt. Gita Devi Agarwal, wife of Late Deokinandan Agarwal, by virtue of Registered Deed of Conveyance, dated 13.12.2019, being document No. I- 7971 for the year 2019 and the same was registered in the Office of the A.D.S.R. Bhaktinagar, in the District of Jalpaiguri.

AND WHEREAS in the manners aforesaid the abovenamed **VENDORS: 1. SRI SURESH KUMAR AGARWAL** and 2. **SHREE SHYAM CONSTRUCTIONS**, became the owners of undivided land measuring 75.86 Decimals, having permanent, heritable and transferable, right, title and interest therein, free from all encumbrances and charges whatsoever..

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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 **1. SRI SURESH KUMAR AGARWAL, Son of Late Bajrang Lal Agarwal and 2. SHREE SHYAM CONSTRUCTIONS, a partnership firm** in respect of the aforesaid land is clear, free and marketable title.

Thanking You

Yours Faithfully

A handwritten signature in blue ink, appearing to be 'Abin' with a flourish, enclosed in a circular scribble.

Advocate, Siliguri