

**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 23 Kathas 3.68 Chhataks appertaining to R.S Plot No. 560 (P) and 562 (P), Recorded in R.S. Khatian No.577 and 541, Situated at Mouza Siliguri, J.L No- 110 (88) , Pargana- Baikunthapur, Situated at **Bhanu Bhakta Sarani, Pradhan Nagar** within the limits of Ward No.3 of Siliguri Municipal Corporation Area, Police Station- Pradhan Nagar, District- Darjeeling.

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

**VIZAG POLY PACKAGING PRIVATE LIMITED**, a Private Limited company incorporated under the Companies Act, 1956, bearing CIN No. U21021WB2000PTC091470 dt. 27/03/2000 having its registered office at Sevoke Road, P.O & P.S Siliguri, District Darjeeling - represented by its Director, **SMT AMBIKA AGARWAL**, wife of Sri Rajesh Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by occupation, Resident of Punjabi Para, P.O and P.S Siliguri, District Darjeeling .

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 **VIZAG POLY PACKAGING PRIVATE LIMITED**, is the absolute and lawful owner of land measuring 23 Kathas 3.68 Chhataks recorded in R.S Khatian No. 577 & 541, appertaining to and forming part of R.S Plot Nos. 560 (Part) and 562 (Part), situated at Mouza Siliguri, within the limits of Ward No. 3 of Siliguri Municipal Corporation Area, P.S Pradhan Nagar, District Darjeeling. more fully described in Schedule 'A' below, vide seven (7) separate registered Deed of Conveyance (i) I-678 dated 06.03.2017 for the year 2017, executed by Smt. Chandrawati Devi Alias Chandrapati Devi, wife of Late Shyam Lal Agarwal, (ii) I- 388 dated 02.03.2017, for the year 2017 (iii) I- 379 dated 28.02.2017, for the year 2017 both are executed by Sri Pawan Agarwal, son of Late Shyam Lal Agarwal, (iv) I- 1594, dated 07.08.2014, for the year 2014 (v) I- 1704, dated 22.08.2014, for the year 2014 (vi) I- 1763, dated 27.08.2014, for the year 2014 and (vii) I- 1670 dated 11.08.2014, for the year 2014, all four Deeds are executed by Sri Anil Agarwal , son of Late Shyam Lal Agarwal and all the seven Deeds of Conveyance were registered at the office of the Additional District Sub-Registrar Siliguri, in the District Darjeeling.

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AND WHEREAS in the aforesaid manner the abovenamed **VIZAG POLY PACKAGING PRIVATE LIMITED** became the absolute owner of the above referred to land measuring 23 Kathas 3.68 Chhataks, having permanent heritable and transferable right, title and interest therein.

**C) Opinion:-**

That after necessary searches and the documents which were available it appears before me that the abovementioned land is free from all sorts of encumbrances, charges, liabilities and the title of the abovenamed **VIZAG POLY PACKAGING PRIVATE LIMITED** in respect of the aforesaid land is clear, free and marketable title.

Thanking You

Yours Faithfully



Advocate, Siliguri