

DEBASISH DAS

(Advocate)

Naukaghat More,

P.O Siliguri Bazar

P.S Bhaktinagar

Dist- Jalpaiguri

Ph. No. 9851256897

Dated :- 25/08/2020

NON ENCUMBRANCES REPORT

Ref:- All that piece or parcel of land measuring 48 Kathas situated at Pranami Mandir Road recorded in R.S Khatian No. 321/1, appertaining to and forming part of R.S Plot No. 429 (P), R.S Sheet No.8, J.L No.2, situated at Mouza Dabgram, Pargana Baikunthapur, P.S Bhaktinagar, District Jalpaiguri. The said land is situated at within the limits of Ward No. 40 of Siliguri Municipal Corporation.

A) PRESENT OWNER OF THE PROPERTY :-

- 1. SHREE KRISHNA CONSTRUCTIONS, a Partnership Firm, (PAN: ADUFS5769H) having its principle place of business at Sanjeevni Apartment, Station Feeder Road, Siliguri , P.O. & P.S. Siliguri in the District of Darjeeling - represented by its authorized partners 1. SRI NITIN KUMAR AGARWAL, son of Late Raj Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by occupation, Resident of Guru Nanak Sarani , Punjabi Para P.O. & P.S. Siliguri in the District of Darjeeling 2. SRI NITIN AGARWAL son of Sri Suresh Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by occupation, Resident of Babupara P.O. & P.S. Siliguri in the District of Darjeeling -**
- 2. SMT ALPANA ASHISH JAISWAL, wife of Late Ashish Jaiswal (PAN: AEXPJ9547C),**
- 3. MISS HANSIKA SAHU, daughter of Sri Rajesh Kumar Sahu, (PAN: DQDPS6311G),**
- 4. SRI KUSHAGRA SAHU, son of Sri Rajesh Kumar Sahu, (PAN: DPKPS5467D), all are Hindu by Religion, Indian by Nationality, No.2 House wife by occupation, No. 3 & 4 Students by Occupation all Residents of Pranami Mandir Road, Siliguri P.O Sevoke Road, P.S. Bhaktinagar, District 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 :-

- A. WHEREAS one Arvind Kumar Prasad, son of Late Gauri Shankar Prasad, became the absolute owner of all that piece and parcel of land measuring 48 kathas, recorded in R.S Khatian No.321/1, R.S Plot No.429, Mouza Dabgram, Pargana Baikunthapur, RS Sheet No. 08, J.L No.02, S.M.C Ward No. 40, Pranami Mandir Road, P.S Bhaktinagar, District Jalpaiguri by the virtue of a Deed of partition being Document No.0956 for the year 2008, and the same was registered in the office of Additional District Sub-Registrar Siliguri, District Darjeeling.
- B. WHEREAS abovenamed Arvind Kumar Prasad died intestate leaving behind his wife Smt. Asha Prasad and three daughters namely 1. Smt.Alka Jaiswal, 2. Smt. Alpana Ashish Jaiswal, 3 Smt Anila Sahu as his only legal heirs and successors as per the provisions of Hindu Succession Act. Accordingly, by virtue of law of inheritance 1. Smt. Asha Prasad, 2. Smt. Alka Jaiswal, 3. Smt. Alpana Ashish Jaiswal and 4. Smt Anila Sahu, each of them became the owner of 1/4th undivided share in the land measuring 48 Kathas having permanent, heritable and transferable, right, title and interest therein, free from all encumbrances and charges whatsoever.
- C. WHEREAS abovenamed Smt. Asha Prasad had transferred by the way of Gift land measuring 12 Kathas in favour of Smt. Alpana Ashish Jaiswal, wife of Late Ashish Jaiswal, by virtue of three separate Registered Deeds of Gift, all dated 05.04.2019, being Document Nos. I--2349, 2350 and I-2351, for the year 2019 and the same was registered in the office of the Additional District Sub-Registrar Bhaktinagar, District Jalpaiguri.
- D. WHEREAS abovenamed Smt Anila Sahu also died intestate leaving behind her only son Sri Kushagra Sahu and only daughter Miss Hansika Sahu as her only legal heirs and successors as per the provisions of Hindu Succession Act. Accordingly, by virtue of law of inheritance 1. Sri Kushagra Sahu and Miss Hansika Sahu, each of them became the owner of 1/2 undivided share in the land measuring 12 Kathas belonging to Late Anila sahu having permanent, heritable and transferable, right, title and interest therein, free from all encumbrances and charges whatsoever.

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E. WHEREAS abovenamed Smt.Alka Jaiswal thereafter sold/transferred her portion of undivided land measuring 12 Kathas to in favour of **Shree Krishna Constructions**, by virtue of Three separate Registered Deeds of Conveyance, all dated 31.01.2019, being document Nos. I- 796, I- 811 and I- 834, at the office of the Additional District Sub-Registrar Bhaktinagar, in the District of Jalpaiguri.

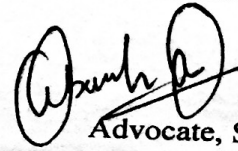
AND WHEREAS in the manners aforesaid the abovenamed **1.SHREE KRISHNA CONSTRUCTIONS** became the owner of undivided land measuring 12 Kathas, **2. SMT ALPANA ASHISH JAISWAL** became the owner of undivided land measuring 24 Kathas, **3. MISS HANSIKA SAHU** became the owner of undivided land measuring 6 Kathas and **4. SRI KUSHAGRA SAHU** became the owner of undivided land measuring 6 Kathas, 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 **1.SHREE KRISHNA CONSTRUCTIONS**, **2. SMT ALPANA ASHISH JAISWAL**, **3. MISS HANSIKA SAHU** and **4. SRI KUSHAGRA SAHU** in respect of the aforesaid land is clear, free and marketable title.

Thanking You

Yours Faithfully


Advocate, Siliguri