



ADVOCATE

Ref: RKA/A/ 30/2021

R.K. AGARWAL & ASSOCIATES

S.P. Mukherjee Road, Opp. Arogya Niketan Nursing Home

Khalpara, Siliguri

Email: - rkagarwalassociates@gmail.com

0353-2500503
0353-2500504

Date: 11.03.2021

TO WHOM IT MAY BE CONCERN

This is to Certify that I have caused necessary searching and examined the relevant documents and records on title in respect of the below scheduled property.

During scrutiny of documents produced before me and handed over to me by **NARESH AGARWAL** S/o Late Kailash Chand Agarwal and **SMT. ANSHU AGARWAL** W/o sri Naresh Agarwal resident of 427, Nehru Road, Khalpara, Siliguri, P.O. & P.S. Siliguri, Darjeeling - 734005, in the State of West Bengal it transpired to me as follows:-

1. PARTICULARS OF DOCUMENTS EXAMINED BY ME:

- Deeds of Conveyance, being Document No. 463 for the year of 1958 registered at the office of the Sub-Registrar, Siliguri, Document No. 2900 and 2899 for the year 2001, Document No. 1880 and 1881 for the year of 2004, Document No. 108, 152, 189, 406 and 1407 for the year of 2018, registered at the office of the Additional District Sub-Registrar, Siliguri.
- R.S. Khatian No. 1143, 182, 180/1.

2. REPORT OF THE DEVOLUTION OF TITLE:

I.

- a. That one **M/S MECH INDUSTRIES PRIVATE LIMITED**, a private Limited Company was the owner in possession of a piece and parcel of land measuring 0.66 Acres appertaining to forming part of R.S. Plot No. 2155, recorded in R.S. Khatian No. 1143 of Mouza-Siliguri, in the District of Darjeeling by virtue of a Deed of Conveyance executed by **HIMANSHU KAR** and registered at the office of the Sub-Registrar, Siliguri and recorded in Book No. I, Being Document No. 463 for the year 1958.
- b. That the abovenamed **M/S MECH INDUSTRIES PRIVATE LIMITED** then sold and transferred land measuring 20 Katha out of its total purchased 0.66 Acre of land, appertaining to forming part of R.S. Plot No. 2155, recorded in R.S. Khatian No. 1143 of Mouza-

CIVIL & CRIMINAL PRACTITIONER

ADV. RAJESH KUMAR AGARWAL - 0-9832466619, 0-9434020016

SUROVIKA DAS
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REKHA UPADHYAY
9832530120

AAYUSHI AGARWAL
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Siliguri, in the District of Darjeeling by virtue of two Deeds of Conveyance in favour of **V.K. UDYOG LIMITED** and registered at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book No. I, Being Document No. 1880 and 1881, both for the year 2018.

- c. That the abovenamed **V.K. UDYOG LIMITED** then sold and transferred land measuring 10 Kathas appertaining to forming part of R.S. Plot No. 2155, recorded in R.S. Khatian No. 1143 of Mouza-Siliguri, in the District of Darjeeling by virtue of two Deeds of Conveyance, executed in favour of **SRI NARESH AGARWAL** and **SMT. ANSHU AGARWAL** and registered at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book No. I, Being Document No. 108 and 406 for the year 2018.

II.

- a. That one **SHYAM SUNDAR AGARWALA**, S/o Kajrilal Agarwala was the recorded owner of land measuring 5.14 Acres recorded in R.S. Khatian No. 180/1 comprising of R.S. Plot No. 2143 & land measuring 0.19 Acres recorded in R.S. Khatian No. 182 comprising of R.S. Plot No. 2159 under Mouza Siliguri within P.S. Siliguri in the District of Darjeeling.
- b. That the abovenamed Shyam Sundar Agarwala died intestate leaving behind his three legal heirs namely :
- i. Deoki Devi Agarwala (Wife)
 - ii. Mahesh Kumar Agarwala (Son)
 - iii. Deepak Kumar Agarwal (Son)

To inherit all his movable and immovable properties.

- c. That the abovenamed legal heirs namely **DEOKI DEVI AGARWALA**, **MAHESH KUMAR AGARWALA** and **DEEPAK KUMAR AGARWAL** then sold and transferred land measuring 8 Kathas 10 Chhataks 17 Sq.ft in R.S. Plot No. 2143 recorded in R.S. Khatian No. 180/1 and land measuring 4 Kathas 4 Chattaks in R.S. Plot No. 2159 recorded in

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R.S. Khatian No. 182 under Mouza Siliguri within P.S. Siliguri in the District of Darjeeling in favour of **V.K. UDYOG LIMITED** by virtue of two Deeds of Conveyance, registered at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book No. I, Being Document No. 2900 and 2899 for the year 2001.

- d. That the abovenamed **V.K. UDYOG LIMITED** then sold and transferred land measuring 2 Katha 2 Chattak appertaining to and forming part of R.S. Plot No. 2159, recorded in R.S. Khatian No. 182 and land measuring 3 Katha 6 Chattak appertaining to forming part of R.S. Plot No. 2143, recorded in R.S. Khatian No. 180/1 of Mouza-Siliguri, in the District of Darjeeling in favour of **SRI NARESH AGARWAL** and **SMT. ANSHU AGARWAL** by virtue of two Deed of Conveyance, registered at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book No. I, Being Document No. 152 and 189 for the year 2018.
- e. That the abovenamed **DEOKI DEVI AGARWALA**, **MAHESH KUMAR AGARWALA** and **DEEPAK KUMAR AGARWAL** sold and transferred land measuring 1 Katha 8 Chattak appertaining to forming part of R.S. Plot No. 2143, recorded in R.S. Khatian No. 180/1 of Mouza-Siliguri, in the District of Darjeeling, in favour of **NARESH AGARWAL** and **SMT. ANSHU AGARWAL** by virtue of a Deed of Conveyance registered at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book No. I, Volume No. 0402, Pages 42439 to 42461, Being Document No. 1407 for the year 2018.

III.

That by virtue of the aforesaid Five separate Deeds of Conveyance **SRI NARESH AGARWAL** and **SMT. ANSHU AGARWAL** became the sole, absolute and exclusive owner of all that piece and parcel of land measuring about 17 Katha and duly obtained a Holding No. 760/A/1/12/611/426 issued by Siliguri Municipal Corporation in their favour.

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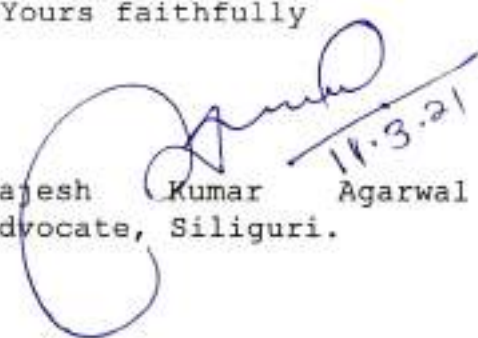
Date: 11.03.2021

OPINION:

- A) During scrutiny of documents submitted to me and during my search I did not find any document, which could lead me to opine that the property in question is subject matter of any acquisition or requisition by Government or any other authority concerned or the property is in any way encumbered.
- B) That the owner above named have saleable and marketable right, title and interest in and over the aforesaid property.
- C) That I am therefore of the opinion that the property in question as described in the Schedule below is free, Clear and marketable and free from all encumbrances and charges whatsoever.
- D) During online searching I did not find any record of the case that might be pending in relation to the scheduled property.

Thanking you,

Yours faithfully


11.3.21
Rajesh Kumar Agarwal
Advocate, Siliguri.

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TO WHOM IT MAY BE CONCERN

This is to Certify that I have caused necessary searching and examined the relevant documents and records on title in respect of the below scheduled property.

During scrutiny of documents produced before me and handed over to me by **SRI PREM KUMAR AGARWAL**, Son of Late Gangadhar Agarwal, one of the director of **PRM REAL ESTATE PRIVATE LIMITED**, A Private Limited Company incorporated under the provision of Companies Act 1956 bearing certificate of Incorporation No. U70101WB2007PTC112485 Dated 10-01-2007, having its office 4th Floor, Jeevandeep Building, 4th Mile, Sevoke Road, Siliguri, P.O.- Salugara, P.S.- Bhaktinagar, District- Jalpaiguri - 734008, it transpired to me as follows:-

1. PARTICULARS OF DOCUMENTS EXAMINED BY ME:

- Deeds of Conveyance, being Document No. 463 for the year of 1958 registered at the office of the Sub-Registrar, Siliguri, Document No. 2900 and 2899 for the year 2001, Document No. 1880 and 1881 for the year of 2004, Document No. 109, 131, 187, 407 and 1385 for the year of 2018, registered at the office of the Additional District Sub-Registrar, Siliguri.
- R.S. Khatian No. 1143, 182, 180/1.

2. REPORT OF THE DEVOLUTION OF TITLE:

I.

- a. That one **M/S MECH INDUSTRIES PRIVATE LIMITED**, a private Limited Company was the owner in possession of a piece and parcel of land measuring 0.66 Acres appertaining to forming part of R.S. Plot No. 2155, recorded in R.S. Khatian No. 1143 of Mouza- Siliguri, in the District of Darjeeling by virtue of a Deed of Conveyance executed by **HIMANSHU KAR** and registered at the office of the Sub-Registrar, Siliguri and recorded in Book No. I, Being Document No. 463 for the year 1958.

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- b. That the abovenamed **M/S MECH INDUSTRIES PRIVATE LIMITED** then sold and transferred land measuring 20 Katha out of its total 0.66 Acre of land, appertaining to forming part of R.S. Plot No. 2155, recorded in R.S. Khatian No. 1143 of Mouza-Siliguri, in the District of Darjeeling by virtue of two Deeds of Conveyance in favour of **V.K. UDYOG LIMITED** and registered at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book No. I, Being Document No. 1880 and 1881, both for the year 2018.
- c. That the abovenamed **V.K. UDYOG LIMITED** then sold and transferred land measuring 10 Kathas appertaining to forming part of R.S. Plot No. 2155, recorded in R.S. Khatian No. 1143 of Mouza-Siliguri, in the District of Darjeeling by virtue of two Deeds of Conveyance, executed in favour of **PRM REAL ESTATE PRIVATE LIMITED** and registered at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book No. I, Being Document No. 109 and 0407 for the year 2018.

II.

- a. That one **SHYAM SUNDAR AGARWALA**, S/o Kajrilal Agarwala was the recorded owner of land measuring 5.14 Acres recorded in R.S. Khatian No. 180/1 comprising of R.S. Plot No. 2143 & land measuring 0.19 Acres recorded in R.S. Khatian No. 182 comprising of R.S. Plot No. 2159 under Mouza Siliguri within P.S. Siliguri in the District of Darjeeling.
- b. That the abovenamed Shyam Sundar Agarwala died intestate leaving behind his three legal heirs namely :
- i. Deoki Devi Agarwala (Wife)
 - ii. Mahesh Kumar Agarwala (Son)
 - iii. Deepak Kumar Agarwal (Son)

To inherit all his movable and immovable properties.

- c. That the abovenamed legal heirs namely **DEOKI DEVI AGARWALA**, **MAHESH KUMAR AGARWALA** and **DEEPAK KUMAR AGARWAL** then sold and

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transferred land measuring 8 Kathas 10 Chhataks 17 Sq.ft in R.S. Plot No. 2143 recorded in R.S. Khatian No. 180/1 and land measuring 4 Kathas 4 Chattaks in R.S. Plot No. 2159 recorded in R.S. Khatian No. 182 under Mouza Siliguri within P.S. Siliguri in the District of Darjeeling in favour of **V.K. UDYOG LIMITED** by virtue of two Deeds of Conveyance, registered at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book No. I, Being Document No. 2900 and 2899 for the year 2001.

- d. That the abovenamed **V.K. UDYOG LIMITED** then sold and transferred land measuring 2 Katha 2 Chattak appertaining to and forming part of R.S. Plot No. 2159, recorded in R.S. Khatian No. 182 and land measuring 3 Katha 6 Chattak appertaining to forming part of R.S. Plot No. 2143, recorded in R.S. Khatian No. 180/1 of Mouza-Siliguri, in the District of Darjeeling by virtue of two Deeds of Conveyance, executed in favour of **PRM REAL ESTATE PRIVATE LIMITED** and registered at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book No. I, Being Document No. 131 and 187 for the year 2018.
- e. That the abovenamed **DEOKI DEVI AGARWALA, MAHESH KUMAR AGARWALA** and **DEEPAK KUMAR AGARWAL** transferred land measuring land measuring 1 Katha 8 Chattak appertaining to forming part of R.S. Plot No. 2143, recorded in R.S. Khatian No. 180/1 of Mouza-Siliguri, in the District of Darjeeling in favour of **PRM REAL ESTATE PRIVATE LIMITED** by virtue of a Deed of Conveyance, and registered at the office of the Additional District Sub-Registrar Siliguri and recorded in Book No. I, Being Document No. 1385 for the year 2018.

III

That by virtue of the aforesaid Five separate Deeds of Conveyance **PRM REAL ESTATE PRIVATE LIMITED**, became the sole,

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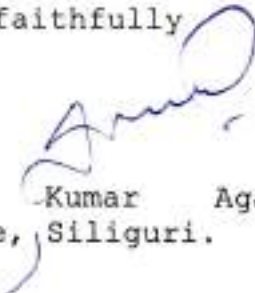
absolute and exclusive owner of all that piece and parcel of land measuring about 17 Katha, duly obtained a Holding No. 768/1/12/611/426 issued by Siliguri Municipal Corporation in its favour.

OPINION:

- A) During scrutiny of documents submitted to me and during my search I did not find any document, which could lead me to opine that the property in question is subject matter of any acquisition or requisition by Government or any other authority concerned or the property is in any way encumbered.
- B) That the owner above named have saleable and marketable right, title and interest in and over the aforesaid property.
- C) That I am therefore of the opinion that the property in question as described in the Schedule below is free, Clear and marketable and free from all encumbrances and charges whatsoever.
- D) During online searching I did not find any record of the case that might be pending in relation to the scheduled property.

Thanking you,

Yours faithfully


Rajesh Kumar Agarwal
Advocate, Siliguri.

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TO WHOM IT MAY BE CONCERN

This is to Certify that I have caused necessary searching and examined the relevant documents and records on title in respect of the below scheduled property.

During scrutiny of documents produced before me and handed over to me by **SRI VIJAY KUMAR SAHA**, Son of Sri Dindayal Saha, residing at Mangal Pandey Road, Siliguri, P.O. & P.S. Siliguri in the State of West Bengal, it transpired to me as follows:-

1. PARTICULARS OF DOCUMENTS EXAMINED BY ME:

- Deeds of Conveyance, being Document No. 3188 and 3189 for the year of 1959 registered at the office of the Sub-Registrar, Siliguri, Document No. 2523 and 1386 for the year of 2018, registered at the office of the Additional District Sub-Registrar, Siliguri.
- R.S. Khatian No. 1142 and 180/1.

2. REPORT OF THE DEVOLUTION OF TITLE:

I

a. That one **SHYAM SUNDAR AGARWALA**, S/o Kajrilal Agarwala was the recorded owner of land measuring 5.14 Acres recorded in R.S. Khatian No. 180/1 comprising of R.S. Plot No. 2143 & land measuring 0.19 Acres recorded in R.S. Khatian No. 182 comprising of R.S. Plot No. 2159 under Mouza Siliguri within P.S. Siliguri in the District of Darjeeling.

b. That the abovenamed Shyam Sundar Agarwala died intestate leaving behind his three legal heirs namely :

- | | |
|---------------------------|--------|
| i. Deoki Devi Agarwala | (Wife) |
| ii. Mahesh Kumar Agarwala | (Son) |
| iii. Deepak Kumar Agarwal | (Son) |

To inherit all his movable and immovable properties.

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c. That the abovenamed legal heirs namely **DEOKI DEVI AGARWALA, MAHESH KUMAR AGARWALA** and **DEEPAK KUMAR AGARWAL** then sold and transferred land measuring 2 Katha 11 Chattak and 30 square Feet appertaining to forming part of R.S. Plot No. 2143, recorded in R.S. Khatian No. 180/1 of Mouza-Siliguri, in the District of Darjeeling in favour of **VIJAY KUMAR SAHA (HUF)** by virtue of a Deed of Conveyance, registered at the office of the Additional District Sub-Registrar Siliguri and recorded in Book No. I, Being Document No. 1386 for the year 2018.

II.

a. That one **MAKHAN LAL SARAF**, acquired a piece and parcel of land measuring 20 Kathas or 0.33 Acres appertaining to forming part of R.S. Plot No. 2156, recorded in R.S. Khatian No. 1142 of Mouza-Siliguri, in the District of Darjeeling by virtue of two Deed of Conveyance executed by **HIRA LAL GHOSH** and registered at the office of the Sub-Registrar, Siliguri and recorded in Book No. I, Being Document No. 3188 and 3189, both for the year 1958.

b. That the abovenamed **MAKHAN LAL SARAF** then sold and transferred his purchased land measuring 20 Katha appertaining to forming part of R.S. Plot No. 2156, recorded in R.S. Khatian No. 1142 of Mouza-Siliguri, in the District of Darjeeling by virtue of a Deed of Conveyance, in favour of **VIJAY KUMAR SAHA (HUF)**, and registered at the office of the Additional District Sub-Registrar Siliguri and Being Document No. 2523 for the year 2001.

III.

That by virtue of the aforesaid Two separate Deeds of Conveyance **VIJAY KUMAR SAHA (HUF)**, became the sole, absolute and exclusive owner of all that piece and parcel of land measuring about 22 Katha 11 Chattak and 30 Square Feet, and duly obtained a Holding No. 769/13/612/426 issued by Siliguri Municipal Corporation in its favour.

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OPINION:

- A) During scrutiny of documents submitted to me and during my search I did not find any document, which could lead me to opine that the property in question is subject matter of any acquisition or requisition by Government or any other authority concerned or the property is in any way encumbered.
- B) That the owner above named have saleable and marketable right, title and interest in and over the aforesaid property.
- C) That I am therefore of the opinion that the property in question as described in the Schedule below is free, Clear and marketable and free from all encumbrances and charges whatsoever.
- D) During online searching I did not find any record of the case that might be pending in relation to the scheduled property.

Thanking you,

Yours faithfully


11.3.21
Rajesh Kumar Agarwal
Advocate, Siliguri.

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