



ADVOCATE

R.K. AGARWAL & ASSOCIATES

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

Khalpara, Siliguri

Email: - advocaterkagarwal@gmail.com

Ref: RKA/A/ 35/2026

Date: 30.01.2026

TO WHOM IT MAY CONCERN

I, **Rajesh Kumar Agarwal**, Advocate, Siliguri Bar Association, practicing at Siliguri, **enrolled under Bar Council Registration No. WB/73/97**, do hereby certify that I have caused necessary searching at the office of ADSR, Bhaktinagar, ADSR Rajganj and DSR Jalpaiguri from 1995 to 2026 and also examined the original title deeds, parent deeds, deeds of conveyance, deed of gift, revenue records and other relevant documents produced before me relating to the land described hereunder, **for the purpose of registration of a real estate project by the Promoter under the West Bengal Real Estate Regulatory Authority (WB-RERA).**

PROMOTER DETAILS:-

AB DEVELOPERS (PAN: ABZFA2329L), A Partnership Firm, registered under the Partnership Act, 1932, having its Office at Shantiware House, Corporation, Near Hotel Sarover, 3rd Mile, Sevoke Road, Siliguri-734008, P.O. Salugara, P.S. Bhaktinagar, District - Jalpaiguri, in the State of West Bengal, represented by one of its Partner **SMT RANJANA AGARWAL, (PAN: ALSPA4933B)** Wife of Sri Ajay Agarwal, Hindu by religion, Business by Occupation, Indian by Nationality, resident of C/o Shanti Warehousing Corporation, 3rd Mile, Sevoke Road, Siliguri-734008, P.O. Salugara, P.S. Bhaktinagar, District-Jalpaiguri in the State of West Bengal.

LANDOWNER DETAILS:-

1. SRI BINODE BAJLA (PAN:- ACVPB7364H, AADHAAR No. 481575453514) S/o Late Chouthmal Bajla,

2. SRI BINOD KUMAR AGARWALA (PAN:- AEOPA1865K, AADHAAR No. 695859357063) S/o Late Amilal Agarwala,

3. SMT ANITA AGARWAL alias ANITA DEVI AGARWALA (PAN:- ACBPA5588J, AADHAAR No. 645903316542) W/o Sri Binod Kumar Agarwala,

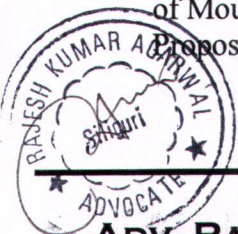
4. SMT RUKMA DEVI AGARWALA (PAN:- ACGPA9258G, AADHAAR No. 829842973435) W/o Sri Natwar Lal Agarwala,

All are Hindu by Religion, Indian by Nationality, Business by occupation, No. 1 resident of K.C. Dey Road, Siliguri-734001, P.O. & P.S. Siliguri, District-Darjeeling, No. 2 & 3 resident of 4C, Maple View, Mayfair Garden, Ward No. 41, Siliguri-734001, P.O. Sevoke Road, P.S. Bhaktinagar, District-Jalpaiguri and No. 4 resident of Mangal Pandey Road, Khalpara, Siliguri-734005, P.O. & P.S. Siliguri, District-Darjeeling in the state of West Bengal

DESCRIPTION OF THE LAND

ALL THAT piece and parcel of vacant land measuring 71.375 (Seven One Point Three Seven Five) Decimal out of which land measuring 29.30 (Two Nine Point Three Zero) Decimal appertaining to and forming part of R.S. Plot No. 102 (One Zero Two) of R.S. Sheet No. 6 (Six), recorded in R.S. Khatian No. 449 (Four Four Nine) and land measuring 42.075 (Four Two Point Zero Seven Five) Decimal appertaining to and forming part of R.S. Plot No. 254 (Two Five Four) & 255 (Two Five Five) of R.S. Sheet No. 7 (Seven), recorded in R.S. Khatian No. 176/5 KA (One Seven Six by Five) of Mouza-Dabgram, J.L. No. 2 (Two), Police Station-Bhaktinagar, District-Jalpaiguri, West Bengal.

Propose Use – Bastu. Road:- Bhanu Nagar Bazar Road.



CIVIL & CRIMINAL PRACTITIONER

ADV. RAJESH KUMAR AGARWAL

- 0-98324666 19, 0-94340200 16



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Aforesaid land is butted and bounded as follows:-

- NORTH : 34 FT WIDE SMC ROAD,
SOUTH : BUILDING OF AADHYA CONSTRUCTION,
EAST : LAND OF MURALI RAM & OTHERS,
WEST : 24 FT WIDE SMC ROAD,

CERTIFICATION UNDER SECTION 4(2)(I)(B) OF RERA

Based on my examination of the documents produced before me and records available from statutory authorities, I hereby certify that:

1. The landowners have **clear, absolute, subsisting and marketable title** over the said land.
2. The said land is **free from all encumbrances**, including mortgage, charge, lien, lease, attachment, lis pendens, court decree, injunction, acquisition, trust or third-party claim of any nature whatsoever.
3. No litigation, suit, proceeding, notice or claim is pending or threatened before any court, tribunal or authority affecting the title or possession of the said land.
4. The land is **not subject to any subsisting agreement for sale, transfer or development**, except the registered Development Agreement executed in favour of **AB DEVELOPERS**, the Promoter of the proposed project.
5. The land is **legally fit for development** and eligible for registration of a real estate project under the **Real Estate (Regulation and Development) Act, 2016 and the WB-RERA Rules & Regulations**.

PUPPOSE & LIMITATION

This certificate is issued **solely for the purpose of compliance with Section 4(2)(I)(B) of the RERA Act, 2016 and for registration of the project by the Promoter, AB DEVELOPERS, before WB-RERA**, and shall not be used for any other purpose.



RAJESH KUMAR AGARWAL
Advocate

Siliguri Bar Association
Regn. No.: WB/73/97

CIVIL & CRIMINAL PRACTITIONER

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