

*Manoj Agarwal*

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Dated: 17.11.2025

## **NON - ENCUMBRANCE REPORT**

All that piece or parcel of Homestead land measuring 58.636 Decimals, situated at Mouza - Panchanoi, J.L. No. 27, Pargana - Patharghata within the limits of Gram Panchayat Area, P.S. Matigara, District - Darjeeling. The Plot wise area is mentioned herein below.

L.R. PLOT NOS.	L.R. KHATIAN NO.	AREA
430	712	57 Decimals
359		1.636 Decimals
<b>TOTAL AREA</b>		<b>58.636 Decimals</b>

### **The said land is bounded and butted as follows:**

North : High Land Park;  
South : 23 Feet Wide Road;  
East : Land of L.R. Plot No. 430;  
West : 13 Feet Wide Private Road;

### **A. PRESENT OWNER OF THE PROPERTY:**

**SMT PURNIMA DEVI AGARWALA ALIAS PURNIMA DEVI AGARWAL**, Wife of Late Bishwambar Lal Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Sevoke Road, P.O. & P.S. Siliguri, District - Darjeeling in the State of West Bengal;

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.

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**B. REPORT OF DEVOLUTION:**

The abovenamed Landowner, **SMT PURNIMA DEVI AGARWALA ALIAS PURNIMA DEVI AGARWAL**, had purchased land measuring 8 Bighas and 0.07 Acre from Sri Pradeep Singh Arora, Son of Sri Narendra Singh Arora, by virtue of a Registered Deed of Sale, dated 09.09.1985, being Document No. I - 430 for the year of 1985 and the same was registered in the office of the District Sub-Registrar, Darjeeling, having permanent, heritable and transferable, right, title and interest therein, free from all encumbrances and charges whatsoever.

**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 **SMT PURNIMA DEVI AGARWALA ALIAS PURNIMA DEVI AGARWAL** in respect of the aforesaid land is clear, free and marketable title.

Thanking You,

Yours faithfully,

*Manoj Agarwal*  
MANOJ AGARWAL  
Advocate, Siliguri  
(EnrL No. F-505/434 of 1997)