



Date: 15/07/2025

Non- Encumbrances Certificate

This is certify that I have examined the relevant documents and records in respect to the land of **SRI JAYANTA BALA** son of Late Sitanath Bala , resident of Deshbandhupara, P.O. Siliguri Town, P.S. Siliguri, Ward No.30 of Siliguri Municipal Corporation, Dist.- Darjeeling, PIN 734004 for the period commencing from 2002 to 2025 (upto-date) at the Additional District Sub-Registry office, Siliguri and I also made search at the B.L. & L.R.O's office at Siliguri.

DESCRIPTION OF LAND

SCHEDULE- A (Land of Sri Jayanta Bala)

All that piece or parcel of land measuring about **5 (Five) Kathas or 0.0825 Acre** appertaining to and forming part of **R.S. Plot No. 11806**, recorded in **R.S. Khatian No. 2529/1**, J.L No-110(88) situated in Mouza-**Siliguri**, Paragana- Baikunthapur, Police Station,A.D.S.R. office and Sub-Division- Siliguri, Deshbandhupara, Road Zone Ward No.30 of Siliguri Municipal Corporation, Dist.- Darjeeling, PIN 734004.

The said land is bounded and butted as follows:-

By the North : 25 feet Siliguri Municipal Corporation Road,
By the South : Sold land of Harendra Kumar Das,
By the East : Shreya Apartment,
By the West: : 6 feet wide passage than Three Storied residential Apartment.

REPORT OF DEVOLUTION ON TITLE:-

WHEREAS One Sri Sitanath Bala son of Late Ananta Kumar Bala and Smt. Hena Bala wife of Sitanath Bala (now deceased) of Deshbandhu Para , P.O.- Siliguri Town, P.S. Siliguri Dist. Darjeeling were the absolute and exclusive recorded owner of a piece or parcel of land measuring more or less 5(five) Kathas or 0.0825 Acre appertaining to and forming part of R.S. Plot No. 11806, recorded in R.S. Khatain No. 2529/1 J.L No.110(88),within Mouza- Siliguri, Pargana - Bhikunthapur, Police Station-Siliguri, in the District of Darjeeling by virtue of registered Deed of Sale executed by Sri Harendra Kumar Das son of Late Khageswar Das , registered at the then Sub registrar Siliguri dated 19/09/1979 , recorded in Book No. I, volume No. 84, pages 17 to 19 being Document No. 4944 for the year 1979.

Residence : Deshbandhu Para, P. O. Siliguri Town, Dist. Darjeeling - 734 004



AND WHEREAS being the owner in such possession aforesaid Sri Sitanath Bala and Smt. Hena Bala died intestate on 24/08/2010 and 15/12/2017 respectively leaving behind them their only son Sri Jayanta Bala and married daughter Smt. Seema Biswas wife of Sri Bidyut Biswas as their only legal heirs and successors to inherit their said landed property as per provision of Hindu Law of Succession Act, 1956.

AND WHEREAS by way of inheritance said (1) Sri Jayanta Bala and (2) Smt. Seema Biswas have become the joint owners of said land measuring 5(five) katha in their khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein free from all encumbrances charges whatsoever each having 50% undivided share.

AND WHEREAS Smt. Seema Biswas transferred her 50% undivided share of land measuring 2½ katha to and his brother Sri Jayanta Bala by virtue of Deed of Gift, registered at A.D.S.R. office Siliguri dated.11-08-2021 which is recorded in Book No..I, CD volume no. 0402-2021, pages 78384 to 78409, being Deed No. 1892 for the year 2021.

AND WHEREAS by way of inheritance (own undivided share) and Gift Deed said **Sri Jayanta Bala** became the absolute owner of all that piece or parcel of land measuring **5(Five) katha or 0.0825 Acre** in his khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein free from all encumbrances, charges whatsoever.

OPINION:-

- (a) I am satisfied that the title of the aforesaid plot of land measuring about 5(five) kathas or 0.0825 acre owned and possessed by Sri Jayanta Bala is free, clear and marketable and also free from all other encumbrances and charges, whatsoever.
- (b) It is certified that neither any acquisition/requisition made by the Government or by any other Authority/Authorities concerned and it is not affected by any scheme of Alignment
- (c) It is, further, certified that the property is not affected under any of the Provision of Urban land ceiling and Regulation Act. 1976



(d) That the owner of the property, Sri Jayanta Bala has saleable and marketable right, title and interest over the aforesaid property measuring 5(five) kathas or 0.0825 acre.

(e) As per Khatian Plot No. 11806 classified as "Bastu"

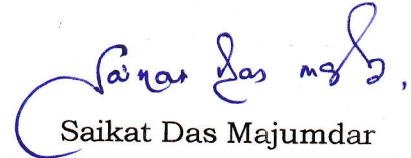
(f) Land Revenue has been paid up to date.

(g) I Certify that **Sri Jayanta Bala** of Deshbandhupara, P.O. Siliguri Town & P.S. Siliguri, District Darjeeling, Pin 734004 has acquired the land by virtue of registered deed of Gift being No. I-1892 for the year 2021 and inheritance as per provision of Hindu Succession Act, 1956 has cleared and marketable title to the property is free from all encumbrances, charges whatsoever

Place :

Date :

Yours faithfully,


Saikat Das Majumdar
(Advocate, Siliguri)

SAIKAT DAS MAJUMDAR
ADVOCATE, SILIGURI
Enrollment No- W.B.1319 of 2000