



ADVOCATE

NISHA GUPTA

C/o Shyam Plaza

S.F. Road, Opp Hotel Amravati, 2nd Floor, Behind Prakash Jewellery
Siliguri, District – Darjeeling, W.B.

Email :- advocatenishagupta@gmail.com

Contact No. 89270-63386

Ref No.

Date 22/07/2025

NON- ENCUMBRANCE CERTIFICATE

TO WHOM IT MAY CONCERN

This is to certify that the below scheduled landed property is not a subject matter of any monetary or legal dues such as mortgages, lien, charge or uncleared loans with any financial institution or bank upto as per the search conducted by me on this present date. Furthermore, this landed property has also not been transferred in favour of any other person. This conclusion has been arrived on the basis of verifying original documents as presented before me by the owner of the property being “**RK DEVELOPERS**” (PAN:ABHFR9422R), a Partnership Firm, having its office at Ground Floor, G-1, Block 4, Green Vista, Upper Bhanu Nagar, Siliguri, West Bengal - 734001.

This conclusion has been arrived after detailed search been conducted in:

1. Record of Registry office has been searched on the online portal wherein the below mentioned landed property has not been transferred to any person till date.
2. An affidavit has been sworn upon on this behalf by the partners as existing on this date wherein they have sworn that this property is not subject matter of any mortgage, lien, charge or an uncleared loans with any financial institution or bank. Furthermore they have also sworn that this property has not been sold or is not a matter of sale to any person as of this present date.

The details of the documents verified and the schedule of the land are as follows:

1. Deed of Conveyance area measuring 1.32 Acres duly executed by Sri Shashipal Mehta and registered at the office of the Additional District Sub-Registrar, Rajganj and recorded in Book - I, Volume No. 0705-2024, Pages from 7318 to 7338, bearing Document No. 070500372 for the year of 2024.
2. Mutation copy issued by the office of B.L. & L.R.O. Rajganj being L.R. Khatian No. 638 in the name of **RK DEVELOPERS**.

CIVIL, CRIMINAL LAW PRACTITIONER





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3. Conversion Order issued vide Memo No.61/LMS-II/DLLRO/JAL/24 Dated - 21.02.2024 issued by the office of D.L. & L.R.O, Jalpaiguri for conversion of land into Bastu, in respect of L.R. Plot No.944 & 945, situated within Mouza - Shikarpur, Sheet No.03, J.L. No.07, under Shikarpur Gram Panchayat in the district of Jalpaiguri.

4. Building Plan approved from Jalpaiguri Zila Parishad vide Plan No.**HL23S18X18** approved on Dated - 02/07/2025.

5. Land Use Certificate issued in favour of **RK DEVELOPERS** to Develop the Project vide Memo No.**14593/SJDA dated 11-March-2025** being issued by Siliguri Jalpaiguri Development Authority.

SCHEDULE OF TOTAL LAND

All that piece and parcel of vacant land measuring 1.32 Acres appertaining to and forming part of R.S. Plot No.158/565 & 167/566 corresponding to L.R. Plot No. 945 & 944, recorded in R.S. Khatian No. 569 & 570 corresponding to L.R. Khatian No.638 of Mouza – Shikarpur, Sheet No.03, J.L. No.07, within the area of Shikarpur Gram Panchayat, Police Station - Rajganj in the District of Jalpaiguri, West Bengal.

NOTE: THIS CERTIFICATE IS BEING ISSUED AT THE REQUEST OF THE CLIENT.

Thanking you,

Yours faithfully,

(NISHA GUPTA)

ADVOCATE / SILIGURI

Reg. No. F/1664/1752 Of 2013



CIVIL, CRIMINAL LAW PRACTITIONER