

Manoj Agarwal
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Dated: 5.12.2025

NON - ENCUMBRANCE REPORT

All that piece or parcel of land measuring 40 Katha, situated within Mouza - Dabgram, appertaining to and forming part of R.S. Plot No. 131 corresponding to L.R. Plot Nos. 423 and 425, recorded in R.S. Khatian Nos. 282/3 and 282/5 corresponding to L.R. Khatian Nos. 3287, 3296, 731 and 730, R.S. Sheet No. 05 corresponding to L.R. Sheet No. 04, J.L. No. 02, situated within Road: Sevoke Road Bye Lane, Road Zone: Checkpost to Salugara Bazar, within the limits of Ward No. XLII of Siliguri Municipal Corporation, under P.S. Bhaktinagar, District - Jalpaiguri.

The said land is bounded and butted as follows:

North : 31 Feet Wide Road;
South : Land of R.S. Plot No. 131 (Part) and then land of Sri Binod Choudhury;
East : Sold land of Satya Prakash Agarwala and Dharam Chand Agarwala;
West : Land of Sayar Devi Bhansali & Indo Devi Agarwala;

A. PRESENT OWNER OF THE PROPERTY:

1. SRI RAJ KAMAL AGARWAL, 2. SRI SAJJAN KUMAR AGARWAL, 3. SRI OMPRAKASH AGARWAL and 4. SRI BASANT KUMAR AGARWAL, all are Sons of Late Radha Kishan Agarwal, Hindu by Religion, Indians by Nationality, Business by Occupation, Residents of 34, Radha Kunj, Shiv Mandir Road, Punjabi Para, 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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2. REPORT OF DEVOLUTION:

WHEREAS one Radhakishan Agarwal (Bansal) Alias Radha Kishan Agarwal, Son of Late Sohanlal Agarwal (Bansal) during his lifetime had purchased land measuring 12 Katha from Sri Sree Kishan Mangal, Son of Late Ramlal Mangal, by virtue of a Registered Deed of Conveyance, dated 25.12.1998, being Document No. I - 579 for the year 1999 and the same was registered in the office of the District Sub-Registrar, District – Jalpaiguri.

AND WHEREAS the abovenamed Radhakishan Agarwal (Bansal) Alias Radha Kishan Agarwal died intestate leaving behind him, his Wife, Smt Bhagwani Devi Agarwal, 4 (Four) Sons namely, (i) SRI OMPRAKASH AGARWAL, (ii) SRI BASANT KUMAR AGARWAL, (iii) SRI SAJJAN KUMAR AGARWAL & (iv) SRI RAJ KAMAL AGARWAL and a Daughter namely, SMT KUSUM AGARWAL, as his only legal heirs and successors as per the provisions of Hindu Succession Act. Accordingly, by virtue of Law of Inheritance, (i) SMT BHAGWANI DEVI AGARWAL, (ii) SRI OMPRAKASH AGARWAL, (iii) SRI BASANT KUMAR AGARWAL, (iv) SRI SAJJAN KUMAR AGARWAL, (v) SRI RAJ KAMAL AGARWAL & (vi) SMT KUSUM AGARWAL, each of them became the owner of 1/6th undivided share in the total land measuring 12 Kathas having permanent, heritable and transferrable, right, title and interest therein.

AND WHEREAS the abovenamed SRI RAJ KAMAL AGARWAL (the Vendor No. 1 hereof) had also received by way of Gift, undivided land measuring 10 Kathas from Smt Bhagwani Devi Agarwal and Others, by virtue of a registered Deed of Gift, dated 04.12.2024, being Document No. I – 7911 for the year 2024 and the same was registered in the Office of the Additional District Sub-Registrar, Bhaktinagar, District – Jalpaiguri.

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AND WHEREAS the above named **SRI SAJJAN KUMAR AGARWAL (the Vendor No. 2 hereof)**, had received by way of Gift, land measuring 12 Kathas from Smt Bhagwani Devi Agarwal, Wife of Late Radha Kishan Agarwal, by virtue of a registered Deed of Gift, dated 04.12.2024, being Document No. I – 7910 for the year 2024 and the same was registered in the Office of the Additional District Sub-Registrar, Bhaktinagar, District – Jalpaiguri.

AND WHEREAS the above named **SRI OMPRAKASH AGARWAL & SRI BASANT KUMAR AGARWAL (the Vendor No. 3 & 4)** had jointly purchased land measuring 8 Kathas from Sri Om Prakash Jain and Another, by virtue of registered Deed of Conveyance, dated 04.01.2001, being Document No. I – 113 for the year 2001 and the same was registered in the Office of the District Sub-Registrar, District – Jalpaiguri.

AND WHEREAS the above named **SRI OMPRAKASH AGARWAL & SRI BASANT KUMAR AGARWAL (the Vendor No. 3 & 4)** had also jointly purchased land measuring 8 Kathas from Sri Om Prakash Jain and Another, by virtue of registered Deed of Conveyance, dated 04.01.2001, being Document No. I – 114 for the year 2001 and the same was registered in the Office of the District Sub-Registrar, District – Jalpaiguri.

AND WHEREAS in this manner, **SRI RAJ KAMAL AGARWAL (the Vendor No. 1 hereof)** by virtue of inheritance and the aforesaid Gift Deed, became the owner of total land measuring 12 Kathas, **SRI SAJJAN KUMAR AGARWAL (the Vendor No. 2 hereof)** became the owner of total land measuring 12 Kathas and **SRI OMPRAKASH AGARWAL & SRI BASANT KUMAR AGARWAL (the Vendor No. 3 & 4)** became the joint owners of land in total measuring 16 Kathas, each having permanent, heritable and transferable, right, title and interest therein, free from all encumbrances and charges whatsoever.

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3. 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 **SRI RAJ KAMAL AGARWAL, SRI SAJJAN KUMAR AGARWAL, SRI OMPRAKASH AGARWAL and SRI BASANT KUMAR AGARWAL**, in respect of the aforesaid land is clear, free and marketable title.

Thanking You,

Yours faithfully,

Manoj Agarwal

Advocate, Siliguri

(Enrl No. F-505/434 of 1997)