

DEBASISH DAS

(Advocate)

Naukaghat More,
P.O. Siliguri Bazar
P.S. Bhaktinagar
Dist : Jalpaiguri
Ph. No. 9851256897

Dated: 30/10/2025

NON - ENCUMBRANCE REPORT

All that piece or parcel of land measuring 10.50 Katha, situated within Mouza - Dabgram, R.S. Sheet No. 12 corresponding to L.R. Sheet No. 53, J.L. No. 2, Pargana - Baikunthapur, Situated at **Road: Haiderpara Main Road**, within the limits of Ward No. 40 of Siliguri Municipal Corporation, under P.S. Bhaktinagar, District - Jalpaiguri. The Plot-wise area is as follows:

R.S. KHATIAN NO.	R.S. PLOT NO.	AREA
715	231	9.89 Katha
	232	0.61 Katha
TOTAL AREA		10.50 KATHA

The said total land is bounded and butted as follows:

North : Land of Prakash Singh & Laxman Chhetri and 25 Feet wide Road;
South : 10 Feet Wide Road;
East : Land of Prabal Jyoti Deb and Subrata Kundu;
West : 35 Feet wide Haiderpara Main Road & Land of Prakash Singh & Laxman Chhetri;

A. PRESENT OWNER(S) OF THE PROPERTY:

- SRI MRINAL PAUL**, Son of Late Gour Gopal Paul,
- SMT DIPTI PAUL**, Wife of Sri Mrinal Paul, both are Hindu by Religion, Indians by Nationality, Business by Occupation, Residents of Ishani, Sachitra Paul Sarani, P.O. Haiderpara, P.S. Bhaktinagar, District - Jalpaiguri 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:

1.

i. The Landowner No. 1 **SRI MRINAL PAUL**, Son of Late Gour Gopal Paul, had purchased land measuring 2.5 Katha from Karam Chand Singh, Son of Shiu Mangal Singh, by virtue of a Registered Deed of Sale, being Document No. I - 1763 for the year 1984 and the same was registered in the Office of the Additional District Sub-Registrar Jalpaiguri.

ii. The Landowner No. 1 **SRI MRINAL PAUL**, Son of Late Gour Gopal Paul, had also received by way of Gift, land measuring 5 Katha from Pabitra Paul and Another, by virtue of 2 (two) separate Registered Deed of Gift, (i) dated 03.04.2006, being Document No. I - 2867 for the year 2006 and (ii) dated 06.04.2009, being Document No. I - 982 for the year 2009 and both were registered in the Office of the District Sub-Registrar, Jalpaiguri.

2. The Landowner No. 2 **SMT DIPTI PAUL**, Wife of Sri Mrinal Paul, had purchased land measuring 3 Katha from Dayal Chandra Das, Son of Late Pyari Mohan Das, by virtue of a Registered Deed of Conveyance, dated 19.11.2008, being Document No. I - 3810 for the year 2008 and the same was registered in the Office of the District Sub-Registrar, Jalpaiguri.

In the manner of aforesaid, the Landowner No. 1, **SRI MRINAL PAUL** is presently the owner of land measuring 7.5 Katha, the Landowner No. 2 **SMT DIPTI PAUL** is presently the owner of land measuring 3 Katha, having permanent, heritable and transferable, right, title and interest therein, free from all encumbrances and charges whatsoever.

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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 above named (i) **SRI MRINAL PAUL & (ii) SMT DIPTI PAUL** in respect of the aforesaid land is clear, free and marketable title.

Thanking You,

Yours faithfully,

DEBASISH DAS

Advocate, Siliguri

Advocate, Siliguri

ENRL. NO. F/645/836/2010