

Suprio Ghosh, Advocate,
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Chamber & Residence:
SARADA APARTMENT,
Opp: college Para Sishu Uddyan,
Ashutosh Mukherjee Road,
College Para, Siliguri – 734 001.

NON-ENCUMBRANCES CERTIFICATE

Title Investigation and Search Report In Respect Of the Schedule Property

This is to certify that I have verified the title of the schedule mentioned property alongwith chain of the title and it is found that (1) SRI MANORANJAN BISWAS, son of Late Rabindra Nath Biswas; (2) SRI CHITTA RANJAN BISWAS, son of Late Rabindra Nath Biswas, (3) SRI SUKHA RANJAN BISWAS, son of Late Rabindra Nath Biswas; (4) SRI SAMARANJAN BISWAS, son of Late Rabindra Nath Biswas; (5) SMT. JAMUNA SUTRADHAR, daughter of Late Rabindra Nath Biswas & wife of Sri Bhupendra Sutradhar; (6) SRI NARAYAN BISWAS, son of Late Niranjan Biswas, Nos. 1, 2, 4, 6 are residing at East Vivekananda Pally, Ward No. 15 of Siliguri Municipal Corporation, Post Office – Rabindra Sarani, Police Station – Siliguri, Pin – 734 006, District – Darjeeling, No. 3 is residing at Mangal Pandey Sarani, Hakimpura, Post Office and Police Station – Siliguri, Pin – 734 001, District – Darjeeling and No. 5 is residing at Mainamapara, Post Office & Police Station – Maynaguri, Pin – 735 224, District – Jalpaiguri, in the State of West Bengal, have acquire a valid title over the property as mentioned below.

Tracing of Title is as follows:-

WHEREAS, one SRI RABINDRA NATH BISWAS, son of Late Jagabandhu Biswas acquired a plot of land measuring 0.08 acres, in part of R. S. Plot No. 11519, recorded in R. S. Khatian No. 2955/4, situated within Mouza - Siliguri, J. L. No. 110(88), Touzi No. 3(Ja), Pargana – Baikunthapur, Police Station – Siliguri, District – Darjeeling, by virtue of Deed of Sale, duly executed by SRI NIRMAL BHUSAN DAS, son of Late Bihari Lal Das, registered with the office of the then Sub-Registrar, Siliguri on 09.03.1966 and the said document was recorded in Book No. I, Volume No. 14, at pages from 195 to 197, being No. I-1100 of 1966.

AND WHEREAS, above named SRI RABINDRA NATH BISWAS, son of Late Jagabandhu Biswas acquired another plot of land measuring 0.14 acres, in part of R. S. Plot No. 11519, recorded in R. S. Khatian No. 2955/4, situated within Mouza - Siliguri, J. L. No. 110(88), Touzi No. 3(Ja), Pargana – Baikunthapur, Police Station – Siliguri, District – Darjeeling, by virtue of Deed of Sale, duly executed

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by Mr. THOMAS MATHEW, son of Mr. Varughese Thomas, registered with the office of the then Sub-Registrar, Siliguri on 13.03.1974 and the said document was recorded in Book No. I, Volume No. 32, at pages from 114 to 120, being No. I-2360 of 1974.

It is to be mentioned here that by virtue of 2 (two) separate Deed of Sale, above named SRI RABINDRA NATH BISWAS acquired altogether plot of land measuring 0.22 acres, in part of R. S. Plot No. 11519, recorded in R. S. Khatian No. 2955/4, situated within Mouza - Siliguri, J. L. No. 110(88), Touzi No. 3(Ja), Pargana – Baikunthapur, Police Station – Siliguri, District – Darjeeling, in his khas, actual and physical possession, having permanent, heritable and transferable right, title and interest therein.

Thereafter, above named RABINDRA NATH BISWAS died intestate on 11.05.2012 leaving behind him, his 5 (five) sons and one daughter, viz: SRI MANORANJAN BISWAS, SRI CHITTA RANJAN BISWAS, SRI NIRANJAN BISWAS, SRI SUKHARANJAN BISWAS, SRI SAMARANJAN BISWAS & SMT. JAMUNA SUTRADHAR as his only legal heirs and/ or successors to inherit his estate as per provisions of Hindu Successions Act, 1956. By virtue of such law of inheritance, above named SRI MANORANJAN BISWAS, SRI CHITTA RANJAN BISWAS, SRI NIRANJAN BISWAS, SRI SUKHARANJAN BISWAS, SRI SAMARANJAN BISWAS & SMT. JAMUNA SUTRADHAR acquired the said land measuring 0.22 acres, having 1/6th undivided share each in their khas, actual and physical possession, having permanent, heritable and transferable right, title and interest therein.

Subsequently, above named NIRANJAN BISWAS also died intestate on 26.07.2021, leaving behind him, his wife and a son, viz. SMT. MAYA RANI BISWAS & SRI NARAYAN BISWAS as his only legal heirs and/ or successors to inherit his estate as per provisions of Hindu Successions Act, 1956.

AND WHEREAS, above named SRI MANORANJAN BISWAS, SRI CHITTA RANJAN BISWAS, SRI SUKHARANJAN BISWAS, SRI SAMARANJAN

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BISWAS, SMT. JAMUNA SUTRADHAR, SMT. MAYA RANI BISWAS & SRI NARAYAN BISWAS acquired the said land measuring 0.22 acres, in part of R. S. Plot No. 11519, recorded in R. S. Khatian No. 2955/4, situated within Mouza - Siliguri, J. L. No. 110(88), Touzi No. 3(Ja), Pargana – Baikunthapur, Police Station – Siliguri, District – Darjeeling, in their khas, actual and physical possession, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS, record of right was prepared for the said land measuring 0.22 acres in the names of SRI MANORANJAN BISWAS, SRI CHITTA RANJAN BISWAS, SRI SUKHARANJAN BISWAS, SRI SAMARANJAN BISWAS, SMT. JAMUNA SUTRADHAR, SMT. MAYA RANI BISWAS & SRI NARAYAN BISWAS in the newly published L. R. Khatian; vide Khatian Nos. 14308, 14309, 14310, 14311, 14312, 14313 & 14315; L. R. Plot No. 4731 of Mouza – Siliguri Purba.

AND WHEREAS, above named (1) SRI MANORANJAN BISWAS, son of Late Rabindra Nath Biswas; (2) SRI CHITTA RANJAN BISWAS, son of Late Rabindra Nath Biswas, (3) SRI SUKHA RANJAN BISWAS, son of Late Rabindra Nath Biswas; (4) SRI SAMARANJAN BISWAS, son of Late Rabindra Nath Biswas; (5) SMT. JAMUNA SUTRADHAR, daughter of Late Rabindra Nath Biswas & wife of Sri Bhupendra Sutradhar; (6) SRI NARAYAN BISWAS, son of Late Niranjana Biswas alongwith MAYA RANI BISWAS entered into an agreement with one M/S. SHREE LAXMI BUILDERS, a Partnership firm, having its office at KOUSIKI APARTMENT, Atul Prasad Sarani, East Vivekananda Pally, Ward No. 15 of Siliguri Municipal Corporation, Post Office – Rabindra Sarani, Police Station – Siliguri, Pin – 734 006, District – Darjeeling, in the State of West Bengal, represented by and through its Partners jointly or severally – (1) SRI GOUTAM MAITI, son of Late Manoranjan Maiti, (2) SRI BIKASH CHANDRA SUTRADHAR, son of Tarapada Sutradhar & (3) SRI PINAKI DAS, son of Sri Prakash Das for development and construction of Multi-storied building in 2 (two) Blocks on our said land in accordance with the building plan to be sanctioned by the Siliguri Municipal Corporation and the said document was duly registered with

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the office of the Additional District Sub-Registrar, Siliguri on 11.02.2025 and the said document was recorded in Book No. I, being No. I-328, for the year 2025.

Subsequently, above named (1) SRI MANORANJAN BISWAS, son of Late Rabindra Nath Biswas; (2) SRI CHITTA RANJAN BISWAS, son of Late Rabindra Nath Biswas , (3) SRI SUKHA RANJAN BISWAS, son of Late Rabindra Nath Biswas; (4) SRI SAMARANJAN BISWAS, son of Late Rabindra Nath Biswas; (5) SMT. JAMUNA SUTRADHAR, daughter of Late Rabindra Nath Biswas & wife of Sri Bhupendra Sutradhar; (6) SRI NARAYAN BISWAS, son of Late Niranjana Biswas alongwith MAYA RANI BISWAS have also executed Development General Power of Attorney in favour of M/S. SHREE LAXMI BUILDERS, a Partnership firm, having its office at KOUSIKI APARTMENT, Atul Prasad Sarani, East Vivekananda Pally, Ward No. 15 of Siliguri Municipal Corporation, Post Office – Rabindra Sarani, Police Station – Siliguri, Pin – 734 006, District – Darjeeling, in the State of West Bengal, represented by and through its Partners jointly or severally – (1) SRI GOUTAM MAITI, son of Late Manoranjan Maiti, (2) SRI BIKASH CHANDRA SUTRADHAR, son of Tarapada Sutradhar & (3) SRI PINAKI DAS, son of Sri Prakash Das for development and construction of Multi-storied building in 2 (two) Blocks on our said land in accordance with the building plan to be sanctioned by the Siliguri Municipal Corporation and the said document was duly registered with the office of the Additional District Sub-Registrar, Siliguri on 11.02.2025 and the said document was recorded in Book No. I, being No. I-340, for the year 2025.

AND WHEREAS, above named MAYA RANI BISWAS thereafter died intestate on 27.04.2025 leaving behind her son – SRI NARAYAN BISWAS as her only legal heirs and/ or successors to inherit her estate as per provisions of Hindu Successions Act, 1956.

AND WHEREAS, above named (1) SRI MANORANJAN BISWAS, son of Late Rabindra Nath Biswas; (2) SRI CHITTA RANJAN BISWAS, son of Late Rabindra Nath Biswas , (3) SRI SUKHA RANJAN BISWAS, son of Late Rabindra Nath Biswas; (4) SRI SAMARANJAN BISWAS, son of Late Rabindra Nath Biswas; (5)

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SMT. JAMUNA SUTRADHAR, daughter of Late Rabindra Nath Biswas & wife of Sri Bhupendra Sutradhar; (6) SRI NARAYAN BISWAS, son of Late Niranjan Biswas thereafter executed Development General Power of Attorney in favour of M/S. SHREE LAXMI BUILDERS, a Partnership firm, having its office at KOUSIKI APARTMENT, Atul Prasad Sarani, East Vivekananda Pally, Ward No. 15 of Siliguri Municipal Corporation, Post Office – Rabindra Sarani, Police Station – Siliguri, Pin – 734 006, District – Darjeeling, in the State of West Bengal, represented by and through its Partners jointly or severally – (1) SRI GOUTAM MAITI, son of Late Manoranjan Maiti, (2) SRI BIKASH CHANDRA SUTRADHAR, son of Tarapada Sutradhar & (3) SRI PINAKI DAS, son of Sri Prakash Das for development and construction of Multi-storied building in 2 (two) Blocks on our said land in accordance with the building plan to be sanctioned by the Siliguri Municipal Corporation and the said document was duly registered with the office of the Additional District Sub-Registrar, Siliguri on 15.07.2025 and the said document was recorded in Book No. I, being No. I-1787, for the year 2025.

I have caused necessary searches in the District Sub-Registrar, Darjeeling and Additional District Sub-Registrar, Siliguri, B.L. & L.R.O, Siliguri in respect of the property mentioned in the Scheduled hereunder.

It is certified that the property is SARFAESI compliant.

It is also certified that the scheduled property is not hit by any restrictions of the Urban Land (Ceiling and Regulation) Act, 1976. No Objection Certificate under the Income Tax Act is not required.

SCHEDULE OF THE PROPERTY

All that piece or parcel of land measuring 0.22 Acres, in part of in part of R. S. Plot No. 11519, corresponding to L. R. Plot No. 4731, recorded in R. S. Khatian No. 2955/4, corresponding to L. R. Khatian No. 14308, 14309, 14310, 14311, 14312, 14313 & 14315, situated within Mouza – Siliguri (at present Siliguri Purba), J. L. No. 110(88) old, 92 new, Touzi No. 3(Ja), Pargana – Baikunthapur,

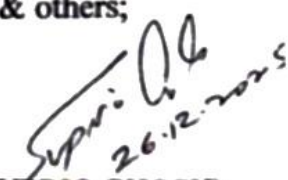
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Hakim Para, Ward No. 15 of Siliguri Municipal Corporation, Post Office –
Rabindra Sarani, Pin – 734 006, Police Station – Siliguri, District – Darjeeling.
The said land is butted and bounded as follows:-

NORTH : By the land & Building of Tapas Roy & others & vacant land
of Amitava Sarkar;
SOUTH : By the land & Building of Bimal Nath and Biren Nath;
EAST : By the land & Building of Nitai Saha Chowdhury & others;
WEST : By the 20 ft. wide pucca Road;


(SUPRIO GHOSH)
Advocate, Siliguri.
License No - WB493of2003