

JUGAL SANGHAI
ADVOCATE, SILIGURI COURT

Date: 27th MAY 2025.

NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref:- An area of land measuring **38.36 Decimal** appertaining to R.S. Plot No. **554** corresponding to L.R. Plot No. 30, 31, 32, 34 of Mouza **DABGRAM** of R.S. Sheet No.8 corresponding to L.R. Sheet No. 44, J.L No. 2 recorded in the **R.S. Khatian No. 711/2(k)** corresponding to L.R. Khatian No. 378, 379, 380 , P.S. **BHAKTINAGAR**, Situated at Jyoti Nagar, SMC Ward No. 41, District- **JALPAIGURI** under the jurisdiction of registration office Additional District Sub Registrar, Bhaktinagar, Siliguri Municipal Corporation.

PRESENTLY OWNED BY:-

- 1.SRI KALA CHAND KUNDU (AADHAR: 840784388614)** Son of Saileshwar Kundu,
- 2.SMT KABITA KUNDU alias KABITA RANI KUNDU(AADHAR: 62041774450)** Wife of Sri Kala Chand Kundu,
- 3.SRI SUBHAJIT KUNDU (AADHAR: 508447815308)** Son of Sri Kala Chand Kundu,

I have caused necessary searches in the office of the Additional District Sub Registrar, Bhaktinagar and the District Sub Registrar, Jalpaiguri for the period 1999 to 2025 and have also seen the Mutation in their respective names with the office of the Block Land & Land Reform Office, Rajganj and other relevant documents in respect of the aforesaid land.

The above-named owners of the land namely **SRI KALA CHAND KUNDU, SMT KABITA KUNDU alias KABITA RANI KUNDU and SRI SUBHAJIT KUNDU** purchased the aforesaid land measuring 38.36 Decimal in the following manner:



The above-named **KALA CHAND KUNDU** purchased land measuring 8.5 Decimal appertaining to R.S. Plot No. 554 of Sheet No. 8 recorded in Khatian No. 711/2(K) of Mouza – Dabgram in the District of Jalpaiguri by virtue of a Deed of Conveyance duly executed by **BHULI KURMI** duly registered in the Office of the District Sub - Registrar, Jalpaiguri recorded in the Book No. I, Document No. 500 for the year 1988.

The above-named **KABITA KUNDU** purchased land measuring 15 Katha 7 Chattak 27 Square Feet appertaining to R.S. Plot No. 554 of Sheet No. 8 recorded in Khatian No. 711/2(K) of Mouza – Dabgram in the District of Jalpaiguri by virtue of the following five separate Deeds of Conveyances: -

a. Land Measuring 5 Katha by virtue of a Deed of Conveyance duly executed by **BHULI KURMI and SEVEN OTHERS** duly registered in the Office of the District Sub - Registrar, Jalpaiguri recorded in the Book No. I, Document No. 3460 for the year 1990.

b. Land Measuring 2 Katha by virtue of a Deed of Conveyance duly executed by **BUNCH DEVI** duly registered in the Office of the Additional District Sub - Registrar, Rajganj recorded in the Book No. I, Document No. 4066 for the year 2011.

c. Land Measuring 4 Katha 9 Chattak 27 Square Feet by virtue of a Deed of Conveyance duly executed by **KABITA KURMI and THREE OTHERS** duly registered in the Office of the District Sub - Registrar, Jalpaiguri recorded in the Book No. I, Document No. 3085 for the year 2004.

d. Land Measuring 3 Katha 14 Chattak by virtue of a Deed of Conveyance duly executed by **BHULI KURMI** duly registered in the Office of the District Sub - Registrar, Jalpaiguri recorded in the Book No. I, Document No. 4231 for the year 1986.



And the above named **SUBHAJIT KUNDU** purchased land measuring 2 Katha 13 Chattak 25 Square Feet appertaining to R.S. Plot No. 554 of Sheet No. 8 recorded in Khatian No. 711/2(K) of Mouza – Dabgram in the District of Jalpaiguri by virtue of a Deed of Conveyance duly executed by **KABITA KURMI and THREE OTHERS** duly registered in the Office of the District Sub - Registrar, Jalpaiguri recorded in the Book No. I, Document No. 3086 for the year 2004.

The above-named **KALA CHAND KUNDU, KABITA KUNDU and SUBHAJIT KUNDU** possessing the aforesaid land prayed for the mutation of the aforesaid land in their respective names with the office of the B.L.&.L.R.O, Rajganj and the said office after verification of all the documents duly mutated the aforesaid land in their respective names and opened up the following three separate L.R. Khatains:-

NAME	L.R. KHATIAN NO.
KALA CHAND KUNDU	379
KABITA KUNDU	380
SUBHAJIT KUNDU	378

The above named **KALA CHAND KUNDU, KABITA KUNDU and SUBHAJIT KUNDU** after getting the mutation done in their respective names prayed before the office of the Block Land & Land Reforms office, Rajganj and Sub Divisional Land & Land Reforms Officer, Jalpaiguri for the conversion of the character of the land from its present character Dahala to Commercial- Bastu and the said office after verifying all the deeds, documents, L.R. Khatians accepted the prayer for conversion of the character of the land to Commercial Bastu by virtue of the following three separate land conversion cases:-



SL.NO.	NAME	CONVERSION CASE NO.
1	KALA CHAND KUNDU	711/BLLRO/RAJ/JAL/24 DATED 14/3/2024
2	KABITA KUNDU	211/SDLLRO(S)/JAL/24 DATED 15/3/2024
3	SUBHAJIT KUNDU	704/BLLRO/RAJ/JAL/24 DATED 14/3/2024

And possessing the aforesaid land the above-named owners also jointly prayed before the office of the Siliguri Municipal Corporation, Siliguri to mutate the aforesaid land in their names and allot them a holding number. After verification of all the documents, deeds the said office duly mutated the aforesaid land in their names and allot them **SMC Holding No. 1358/157/158/1/1359**.

AND possessing the aforesaid land the above-named owners also prepared the necessary building plans and drawings for the aforesaid land and submitted the same to the Siliguri Jalpaiguri Development Authority for "**LAND USE COMPATIBILITY CERTIFICATE (LUCC)**" and the concerned department issued the LUCC vide its **Memo No. 11170/SJDA dated 16TH MAY 2023**.

AND the building plans and drawings for Lower Ground Floor plus six storied building were submitted to the Siliguri Municipal Corporation, Siliguri vide **BUILDING PERMIT NO. SWS-OBPAS/0104/2024/1969/EXT/1 dated 12/04/2025**.

AND the owners hereof also submitted all the necessary documents, deeds, drawings, plans to the Office of the Director General, West Bengal Fire & Emergency Services and obtained necessary NOC vide order No. **FSR/0125186237900036 Dated 20/03/2023**.

I HEREBY CERTIFY THAT THE aforesaid land of **KALA CHAND KUNDU, KABITA KUNDU and SUBHAJIT KUNDU** is free from all sorts of encumbrances, charges, liabilities and dispendents attachment of any kind whatsoever and the said land has an absolutely clear free marketable title.

I ALSO HEREBY CERTIFY THAT THE above-mentioned land is not subjected to any restriction of Urban Land (ceiling and Regulation) Act 1976 and the same is not under any claim of any authority.


(JUGAL SANGHAI)
ADVOCATE/SILIGURI
REG NO. WB/306/2011

THE PLANET, FIRST FLOOR, ROOM NO.33, SEVOKE ROAD, SILIGURI-734001, PH:9547171801