



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 25/06/2025

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 **PREMIER DEVELOPERS** (PAN:ABDFP3928N), a Partnership Firm, having its office at 3rd Floor, City Mall, Sevoke Road, Siliguri, Dist. Darjeeling, 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 0.0425 acres duly executed by Smt Purnima Ghai and registered at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book - I, Volume No. 0402-2024, Pages from 37396 to 37409, bearing Document No. 040201500 for the year of 2024.
2. Deed of Conveyance area measuring 0.0486 acres duly executed by Mrs. Rekha Dey and others and registered at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book - I, Volume No.0402-2024, Pages from 35002 to 35024, bearing Document No. 040201506 for the year of 2024.

CIVIL, CRIMINAL LAW PRACTITIONER





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3. Deed of Conveyance area measuring 0.0488 acres duly executed by Mrs. Maya Dey & others and registered at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book - I, Volume No.0402-2024, Pages from 35095 to 35115, bearing Document No. 040201513 for the year of 2024.

4. Deed of Conveyance area measuring 0.0425 acres duly executed by Smt. Purnima Ghai and registered at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book - I, Volume No.0402-2024, Pages from 36301 to 36314, bearing Document No. 040201531 for the year of 2024.

5. Deed of Conveyance area measuring 0.0488 acres duly executed by Sri Subir Kumar Dey and others and registered at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book - I, Volume No. 0402-2024, Pages from 36510 to 36530, bearing Document No. 040201542 for the year of 2024.

6. Deed of Conveyance area measuring 0.0488 acres duly executed by Mr. Alok Dey and others and registered at the office of the Additional District Sub-Registrar, Siliguri and recorded in Book - I, Volume No. 0402-2024, Pages from 36779 to 36799, bearing Document No. 040201551 for the year of 2024.

6. Mutation copy issued by the office of B.L. & L.R.O. Siliguri being L.R. Khatian No. 13902 in the name of PREMIER DEVELOPERS.

7. Conversion Order No.1173/DL&LRO-DJ/CONV/2025 Dated - 23.04.2025 issued by the office of D.L. & L.R.O, Darjeeling for conversion of land into Commercial Bastu, recorded in L.R. Khatian No.13902 in respect of L.R. Plot No.495 & 496, situated within Mouza - Siliguri now Siliguri Purba, J.L. No. 110(88) now 92, Pargana-Baikunthapur, under Siliguri Municipal Corporation in the district of Darjeeling.

8. Building Plan approved from Siliguri Municipal Corporation vide Plan No. SWS-OBPAS/0104/2025/0374 Dated 13/05/2025.

9. Land Use Certificate issued in favour of PREMIER DEVELOPERS to Develop the Project vide Memo No. 13929/SJDA dated 17.12.2024 being issued by Siliguri Jalpaiguri Development Authority.



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SCHEDULE OF TOTAL LAND

All that piece and parcel of vacant land measuring 0.28 Acres appertaining to and forming part of R.S. Plot No.9665 & 9666 corresponding to L.R. Plot No. 495 & 496, recorded in R.S. Khatian No. 5269 & 5278 corresponding to L.R. Khatian No.13902 of Mouza – Siliguri now Siliguri Purba, J.L. No. 110(88) now 92, situated within Pargana – Baikunthapur, within the area of Ward No.13 of Siliguri Municipal Corporation, Post Office and Police Station - Siliguri in the District of Darjeeling, 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