

Manoj Agarwal
B.Com., LL.B Advocate

Manoj Agarwal & Associates
Kuber Enclave, Second Floor
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Dated:

NON - ENCUMBRANCE REPORT

All that piece or parcel of land measuring 32.12 Katha, situated within Mouza - Dabgram, appertaining to and forming part of R.S. Plot No. 78/197 corresponding to L.R. Plot No. 813, recorded in R.S. Khatian No. 96/1 corresponding to L.R. Khatian No. 2658, R.S. & L.R. Sheet No. 5, 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 : 17 Feet Wide Road;

South : 15 Feet Wide Road and Land of Sachin Thakuri;

East : Land of Sri Nilanjan Pal Alias Nilanjan Paul & Smt. Samita Pal Alias Samita Paul;

West : 30 Feet Wide Road;

A. PRESENT OWNER OF THE PROPERTY:

ANNAPURNA REALTORS, a Partnership Firm, having its office at Narayani Bhawan, Sevoke Road, P.O. & P.S. Siliguri, District - Darjeeling in the State of West Bengal, represented by one of its Partner, SRI CHIRAG AGARWAL, Son of Sri Mohan Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Narayani Bhawan, 27, Sevoke Road, 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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B. REPORT OF DEVOLUTION:

WHEREAS the Landowner had purchased land in total measuring 32.12 Katha from (i) Sri Nilanjan Pal Alias Nilanjan Paul, Son of Late Nikhil Ranjan Pal Alias Nikhil Ranjan Paul and (ii) Smt. Samita Pal Alias Samita Paul, Wife of Late Nikhil Ranjan Pal Alias Nikhil Ranjan Paul, by virtue of 7 (Seven) separate Registered Deeds of Sale and all were registered in the office of the Additional District Sub-Registrar, Bhaktinagar, District - Jalpaiguri:

- i. Land measuring 1.85 Katha, by virtue of a Registered Deed of Sale, dated 11.01.2017, being Document No. I - 139 for the year 2017.
- ii. Land measuring 6.40 Katha, by virtue of a Registered Deed of Sale, dated 20.01.2017, being Document No. I - 249 for the year 2017.
- iii. Land measuring 5.75 Katha, by virtue of a Registered Deed of Sale, dated 25.01.2017, being Document No. I - 292 for the year 2017.
- iv. Land measuring 6 Katha, by virtue of a Registered Deed of Sale, dated 15.09.2017, being Document No. I - 5610 for the year 2017.
- v. Land measuring 5.50 Katha, by virtue of a Registered Deed of Sale, dated 29.03.2018, being Document No. I - 2240 for the year 2018.
- vi. Land measuring 3.31 Katha, by virtue of a Registered Deed of Sale, dated 02.07.2019, being Document No. I - 4245 for the year 2019.
- vii. Land measuring 3.31 Katha, by virtue of a Registered Deed of Sale, dated 22.07.2019, being Document No. I - 4816 for the year 2019.

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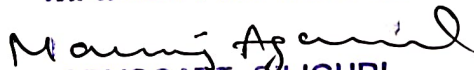
Dated:

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 abovenamed ANNAPURNA REALTORS, in respect of the aforesaid land is clear, free and marketable title.

Thanking You,
Yours faithfully,

MANOJ AGARWAL


ADVOCATE, SILIGURI

Advocate, Siliguri

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