

Dated: 13.01.2025

NON - ENCUMBRANCE REPORT

All that piece or parcel of land measuring 10 Katha 13 Chhatak, situated within Mouza – Dabgram, appertaining to and forming part of R.S. Plot Nos. 549 and 540/1006 corresponding to L.R. Plot No. 73, R.S. Khatian No. 98/1 corresponding to L.R. Khatian No. 295, R.S. Sheet No. 8 corresponding to L.R. Sheet No. 43, J.L. No. 2, situated at **Road: Shastri Nagar**, within the limits of Ward No. 41 of Siliguri Municipal Corporation, Pargana – Baikunthapur, P.S. Bhaktinagar, District - Jalpaiguri.

A. PRESENT OWNER OF THE PROPERTY:

JANKIRAM HIRISE PRIVATE LIMITED, a Private Limited Company, incorporated under the Companies Act, 1956, bearing CIN - U70102WB2012PTC188637, dated 26.11.2012, having its office at Diamond Plaza, 2nd Mile, P.O. Sevoke Road, P.S. Bhaktinagar, District - Jalpaiguri, in the State of West Bengal, represented by one of its Directors, **SRI KISHAN AGARWAL**, Son of Sri Suresh Kumar Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Flat No. D5, Metro Heights, 2nd Mile, Opposite Club Town, P.O. Sevoke Road, P.S. Bhaktinagar, District – Jalpaiguri, in the State of West Bengal.

I have done online searching from 2011 till date and inspected all relevant documents which were available for inspection in respect of the aforesaid property.

B. REPORT OF DEVOLUTION:

1. The abovenamed **JANKIRAM HIRISE PRIVATE LIMITED** had purchased land measuring 5 Kathas 6 Chhataks 23 Square Feet from Formax Polymers Private Limited, by virtue of two separate Registered Deeds of Conveyance, both dated 23.03.2013, being Document Nos. I-3491 and I-3492 both for the year of 2013 and the same were registered in the office of the Additional District Sub-Registrar, Rajganj in the District of Jalpaiguri.

Manoj Agarwal

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2. That the abovenamed **JANKIRAM HIRISE PRIVATE LIMITED** had also purchased land measuring 4 Kathas 22 Chhataks 22 Square Feet from Sri Sushil Kumar Mitruka, son of Sri Neem Chand Mitruka, by virtue of two separate Registered Deeds of Conveyance, dated 15.05.2013, being Document Nos. I-5195 and I-5197, both for the year of 2013 and the same were registered in the office of the Additional District Sub-Registrar, Rajganj in the District of Jalpaiguri.
3. In the manner aforesaid, the abovenamed **JANKIRAM HIRISE PRIVATE LIMITED** became the absolute owner of total land measuring 10 Kathas 13 Chhataks, having permanent, heritable and transferable right, title, and interest therein.

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 **JANKIRAM HIRISE PRIVATE LIMITED** in respect of the aforesaid land is clear, free and marketable title.

Thanking You

Yours Faithfully

Manoj Agarwal

Advocate, Siliguri