

Manoj Agarwal
B.Com., LL.B Advocate

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Dated: 11.03.2026

NON - ENCUMBRANCE REPORT

All that piece or parcel of land measuring 96.525 Decimal, appertaining to forming part of R.S. Plot Nos. 242, 245, 246, 244 & 243 corresponding to L.R. Plot Nos. 293, 295, 296, 297 & 298, recorded in R.S. Khatian Nos. 6386, 2825, 2926, 17138 & 2829 corresponding to L.R. Khatian No. 1699 situated within Mouza - Kharia, J.L. No. 7, Pargana - Baikunthapur, L.R. & R.S. Sheet No. 23 situated at **Road: Ukil Para Road (Ukil Para More to Kadamtala)** within the limits of Ward No. 17 of Jalpaiguri Municipality Area, P.S. Kotwali, District – Jalpaiguri, in the State of West Bengal.

The said land is butted and bounded as follows:

North : Land of Telana Basu & Others;
South : Land of Aditya Shankar & Others;
East : 36 Feet Wide P.W.D. Metal Road with Drain;
West : 17 Feet Wide Metal Road;

A. PRESENT OWNER OF THE PROPERTY:

KANCHANJUNGA BUILDERS LLP, a Limited Liability Partnership Firm, having its Registered Office at Kadamtala, Opp. IDBI Bank Limited, P.O. Kadamtala, P.S. Bhaktinagar, District - Jalpaiguri in the State of West Bengal, represented by one of its Partners, **SRI DIPAK MUNDHRA**, Son of Sri Bijay Kumar Mundhra, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of 3rd Floor, Plot 9, Panchwati Housing Complex, P.O. Sevoke Road, P.S. Bhaktinagar, District - Jalpaiguri 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 the land measuring 96.525 Decimal from Sri Avijeet Daga & Sri Arvind Daga, by virtue of a Registered Deed of Conveyance, dated 20.05.2025, being Document No. I - 1828 for the year 2025 and the same was registered at the Office of the A.D.S.R. Jalpaiguri, District - Jalpaiguri.

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 **KANCHANJUNGA BUILDERS LLP**, in respect of the aforesaid land is clear, free and marketable title.

Thanking You,
Yours faithfully,

MANOJ AGARWAL
Manoj Agarwal
ADVOCATE, SILIGURI

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