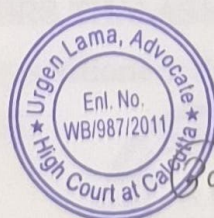


Dated : 02.02.2026

NO ENCUMBRANCE AND DETAIL REPORT ON TITLE

Re. : All that piece and parcel of vacant land totaling and measuring 0.48 Acres equivalent to 48 Decimal, situated at Upper Ghalaytar Busty, Sittong Khasmahal within Sittong I Gram Panchayat under Kurseong Block, Post Office Sittong, Police Station / Sub -Division and Additional District Sub - Registry Office Kurseong, B.L.&.L.R.O. Kurseong, District Darjeeling, West Bengal recorded in L.R. Khatian No. 1297 in the Office of the Land & Land Reforms Office, Kurseong (Certified Copy of the same issued by the Authorized Officer on 27.11.2025).

Description of Deeds of **Messrs Thalasha Estates LLP MESSRS THALASHA ESTATES LLP**, a Limited Liability Partnership bearing LLP Identification Number ACM-4298, Date of Incorporation : 08.03.2025, PAN : AAXFT6743N having its registered office at K 1002, ECR14, Casagrande, Maya Street, Reddykuppam, J 12, P.O. Muttukadu – 603112, P.S. Kunrathur, District Kanchipuram, Tamil Nadu , India being represented by its Partner/Designated Partner **Mr. THALAIVAN SARGUNAM XAVIER**, with respect to abovementioned vacant Land having being Registered in the office of the A.D.S.R. Kurseong:



[Handwritten signature]

Contd.....p/2

Urgen Lama

Advocate

High Court at Calcutta

Circuit Bench at Jalpaiguri

KOLKATA CHAMBER:

11, Old Post Office Street

4th Floor (Right Wing)

Kolkata – 700 001.

☎ : 96413 89618 ✉ : legal.urgen@gmail.com

KURSEONG CHAMBER:

Nabin Tole, M.V. Road

Below Tamang Gumba

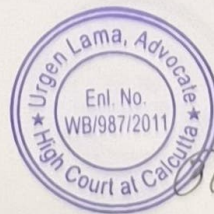
Kurseong – 734 203

District Darjeeling

-2-

Sl. No.	Sale Deed Details	Previous Owner/ Vendor	Previous LR Khatian No.	Subsequent Owner/ Purchaser	Plot No. and Area Purchased	Subsequent/ Present Khatian No. Details with total Area in respective plot Nos.
1	Registered in Book I, Volume No. 0405-2025, Page from 1789 to 1810, Deed No. 040500095/2025 dated 03.04.2025	Sri Bikram Rai	868	Messrs Thalasha Estates Llp	LR Plot No. 2100 0.5 Acre	LR Khatian No. 1297 LR Plot No. 2100 Area : 0.37 Acre LR Plot No. 2088 Area : 0.11 Acre
2	Registered in Book I, Volume No. 0405-2025, Page from 7667 to 7685, Deed No. 040500407/2025 dated 07.11.2025	Miss Maria Liu Man Ling	1299	Messrs Thalasha Estates Llp	LR Plot No. 2100 0.22 Acre	
3	Registered in Book I, Volume No. 0405-2025, Page from 8333 to 8351, Deed No. 040500439/2025 dated 24.11.2025	Sri K B Arun Karthick	1298	Messrs Thalasha Estates Llp	LR Plot No. 2088 0.11 Acre & LR Plot No. 2100 0.10 Acre	
					Total Area Purchased 0.48 Acre	Total Area 0.48 Acre

This is to certify that necessary searching has been conducted with respect to the abovementioned Deeds before the office of the ADSR, Kurseong vide Search No. 0405000041/26 dated 02.02.2026 for the years 2025 to 2026 (the period when such abovementioned 3 deeds are deemed to have been registered) and after having verified the Deeds in original and after going through the recitals therein it has been found that the abovementioned property is free from all encumbrances, charges, liabilities and that MESSRS THALASHA ESTATES LLP has absolute right, title and interest over the abovementioned Property having absolute, clear, free and marketable title over the same.



Contd.....p/3

Urgen Lama

Advocate

High Court at Calcutta
Circuit Bench at Jalpaiguri

KOLKATA CHAMBER:

11, Old Post Office Street
4th Floor (Right Wing)
Kolkata – 700 001.

☎ : 96413 89618 ✉ : legal.urgen@gmail.com

KURSEONG CHAMBER:

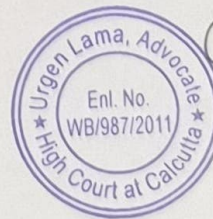
Nabin Tole, M.V. Road
Below Tamang Gumba
Kurseong – 734 203
District Darjeeling

-3-

I further certify that after seeking information with respect to any pending litigation before the competent Learned Court having jurisdiction, it has been found that no cases are pending in the name of MESSRS THALASHA ESTATES LLP with respect to the abovementioned property before the Court of the Learned Civil Judge Senior Division, Kurseong and before the Court of the Learned Civil Judge Junior Division, Kurseong till 02.02.2026.

I further draw inference to the fact that the certified copy of Khatian No. 1297 recorded and issued on 27.11.2025 in the name of MESSRS THALASHA ESTATES LLP has no adverse entry since the same corroborates with the search made before the ADSR, Kurseong on 02.02.2026.

Copy of Search report made before the office of the ADSR, Kurseong dated 02.02.2026; information received from the Sheristadar, Civil Judge (Junior Division), Kurseong and Clerk-in-Charge, Civil Judge (Senior Division), Kurseong, copy of certified copy of Khatian No. 1297 and copies of abovementioned deeds are enclosed herewith for your ready reference.



Urgen Lama

Urgen Lama
Advocate
WB/987/2011

Government of West Bengal
Office of the KURSEONG (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 02-02-2026

Serial No of Application 0405000041/2026 Search No 0405000041/2026
Search for the Years From 2025 To 2026 Record Available From 16/09/2011 onwards
Name of Person to be Searched First Name : MESSRS THALASHA ESTATES LLP Last Name :
From whom Received URGEN LAMA
Fees Paid under Articles F1(i) 20 /- F1(ii) 20 /-

Search Result:

Sl.No.	Name & Address	Status & Transaction	Deed Details
1	MESSRS THALASHA ESTATES LLP District: Kancheepuram, PS: MUTHAPUDUPET, Pin: 603112, State: Tamil Nadu,, Country: India,	Status: Organization (Buyer) Transaction: [0101] Sale, Sale Document Deed Registered in: A.D.S.R. KURSEONG	Deed No: I-040500095/2025 Query No: 04052000889388/2025 Serial No: 0405000100/2025 Page No: 1789 to 1810 Date of Registration: 03/04/2025 Date of Completion: 03/04/2025
2	MESSRS THALASHA ESTATES LLP District: Chennai, PS: KUNRATHUR, Pin: 603112, State: Tamil Nadu,, Country: India,	Status: Organization (Buyer) Transaction: [0101] Sale, Sale Document Deed Registered in: A.D.S.R. KURSEONG	Deed No: I-040500407/2025 Query No: 04052002962242/2025 Serial No: 0405000418/2025 Page No: 7667 to 7685 Date of Registration: 07/11/2025 Date of Completion: 07/11/2025
3	MESSRS THALASHA ESTATES LLP District: Kancheepuram, PS: KUNRATHUR, Pin: 603112, State: Tamil Nadu,, Country: India,	Status: Organization (Buyer) Transaction: [0101] Sale, Sale Document Deed Registered in: A.D.S.R. KURSEONG	Deed No: I-040500439/2025 Query No: 04052003074985/2025 Serial No: 0405000450/2025 Page No: 8333 to 8351 Date of Registration: 24/11/2025 Date of Completion: 24/11/2025





(Mr Jiwon Limbu)

A.D.S.R. KURSEONG

OFFICE OF THE A.D.S.R. KURSEONG

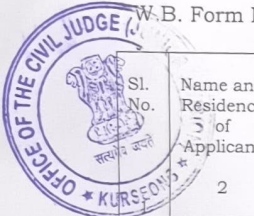
Auth. [Signature] Kurseong

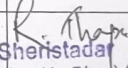
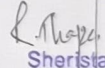
Sl. No.	Name and Residence of Applicant	Nature of Information required	Date on which information is ready	Signature of the Officer receiving the application	Remarks
1	2	3	4	5	6
1	PEMBA DORJEY LAMA Advocate, Kurseong Court, M.V. Road, Navin Tole, Kurseong.	<p>IN THE COURT OF THE LEARNED CIVIL JUDGE SENIOR DIVISION AT KURSEONG</p> <p>Whether any Title Suit / Misc Suit ^{Case} is pending before this Ld. Court in the name of MESSRS THALASHA ESTATES LLP, bearing LLP Identification Number ACM-4298, Date of Incorporation : 08.03.2025, PAN : AAXFT6743N having its registered office at K 1002, ECR 14, Casagrande, Maya Street, Reddykuppam, J12, P.O. Muttukadu-603112, P.S. Kunrathur, Dist. Kanchipuram, Tamil Nadu being represented by one of its partners SRI THALAIVAN SARGUNAM XAVIER in connection with all that piece and parcel of land measuring in the area measuring .48 Acres equivalent to 48 Decimal recorded under L.R. Khatian No. 1297 situated at Upper Ghalaytar Busty, Sittong Khasmahal within Sittong I Gram Panchayat under Kurseong Block, Post Office Sittong, Police Station / Sub -Division and Additional District Sub-Registry Office Kurseong, B.L.&.L.R.O. Kurseong, District Darjeeling, West Bengal From the Year 2020 - 2025.</p>	2.2.26	 Clerk In Charge Addl. Chief Judicial Magistrate Kurseong	no such case is pending  2.2.26 Clerk In Charge Addl. Chief Judicial Magistrate Kurseong



W.B. Form No. 870

HIGH COURT FORM NO. (M) 55 CIVIL (H) 30 CRIMINAL
Application for Court Information



Sl. No.	Name and Residence of Applicant	Nature of Information required	Date on which information is ready	Signature of the Officer receiving the application	Remarks
1	2	3	4	5	6
25	PEMBA DORJEY LAMA Advocate, Kurseong Court, M.V. Road, Navin Tole, Kurseong.	<p>IN THE COURT OF THE LEARNED CIVIL JUDGE JUNIOR DIVISION AT KURSEONG</p> <p>Whether any Title Suit / Misc Suit ^{Case} is pending before this Ld. Court in the name of MESSRS THALASHA ESTATES LLP, bearing LLP Identification Number ACM-4298, Date of Incorporation : 08.03.2025, PAN : AAXFT6743N having its registered office at K 1002, ECR 14, Casagrande, Maya Street, Reddykuppam, J12, P.O. Muttukadu-603112, P.S. Kunrathur, Dist. Kanchipuram, Tamil Nadu being represented by one of its partners SRI THALAIVAN SARGUNAM XAVIER in connection with all that piece and parcel of land measuring in the area measuring .48 Acres equivalent to 48 Decimal recorded under L.R. Khatian No. 1297 situated at Upper Ghalaytar Busty, Sittong Khasmahal within Sittong I Gram Panchayat under Kurseong Block, Post Office Sittong, Police Station / Sub -Division and Additional District Sub-Registry Office Kurseong, B.L.&.L.R.O. Kurseong, District Darjeeling, West Bengal From the Year 2020 - 2025.</p>	31-1-26	 Sheristadar Civil Judge (Jr. Divn.) Court Kurseong	No such case is pending  Sheristadar Civil Judge (Jr. Divn.) Court Kurseong 31/1/26

