

AJAY KUMAR MITRUKA  
"LAWYERPLEX"  
KHALPARA, SILIGURI  
DIST-DARJEELING-05  
98323-86752

No Encumbrance Certificate and detailed report

Ref. :

1. SMT. ITI ROY W/O LATE ARDHENDU ROY
2. SMT. SNIGDHA ROY D/O LATE ARDHENDU ROY (
3. SMT. SMITA ROY D/O LATE ARDHENDU ROY

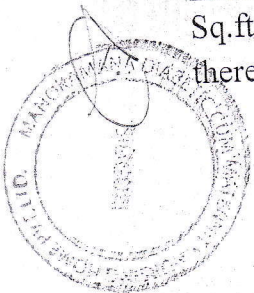
All are Hindu By faith, Indian by Citizenship, Business by occupation, residing at South Bharat Nagar, 86, Ambika Chakraborty, P.O. & P.S. Siliguri, Dist-Darjeeling, Pin-734004, hereinafter called the "ACTUAL OWNER"

**WHEREAS** One Late Ardhendu Roy S/o Anil Krishna Roy was the owner of land measuring 1272 Sq.ft, appertaining and forming part of R.S Plot No. 12291, recorded in R.S Khatian No. 4273, Mouza - Siliguri, J.L. No.110, Ward No.24, Holding No. 348/127/182/139, Pargana- Baikunthapur, P.S. Siliguri, Dist. Darjeeling, by virtue of deed of Gift being No. I-6134 dated 21.12.2001, executed by Rani Bala Roy, registered in the office of the Addl. Dist. Sub Registrar Siliguri, Dist-Darjeeling, for the year 2001, having all permanent, heritable and transferable rights, title and interest therein.

**AND WHEREAS** the said Late Ardhendu Roy S/o Anil Krishna Roy expired leaving behind the following as his legal heirs to jointly inherit his landed property measuring 1272 Sq.ft as per the law of inheritance, according to the Hindu Succession Act, 1956:-

- a) Smt. Iti Roy- wife
- b) Smt. Snigdha Roy- Daughter
- c) Smt. Smita Roy- Daughter

**AND WHEREAS** therefore the owners became the owners of total land measuring 1272 Sq.ft, having their/her/their permanent heritable and transferable right, title and interest therein.



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**DECLARATION OF TITLE SEARCHING:** I have pursued and scrutinized the relevant papers and documents available in respect of the landed property owned and possessed by the actual owners besides that I have caused necessary searches in the office of the Addl. Dist. Sub-Registrar at Siliguri for the period of 2000 (Upto-date) and I have also inspect the settlement record in the office of the B.L. & L.R.O. at Siliguri and I came to opine that the said property is free from all encumbrances and charges and is marketable.

The said owners then got the land mutated and obtained a separate L.R Khatain being No. 6597, 6598, 6599 and L.R Plot No. 2166, under Mouza Siliguri Dakshin , P.S Siliguri, Dist-Darjeeling and classification of land is Bastu.

**SCHEDULE**

All that piece or parcel of Homestead land measuring Bastu vacant land measuring 1272 Sq.ft, appertaining and forming part of R.S Plot No. 12291, recorded in R.S Khatian No. 4273, Mouza – Siliguri, J.L. No.110, Ward No.24, Holding No. 348/127/182/139, Pargana-Baikunthapur, P.S. Siliguri, Dist. Darjeeling. Situated at South Bharat Nagar.

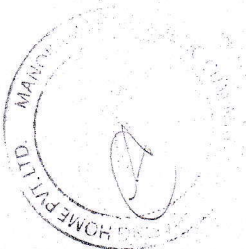
**The said land is butted and bounded as follows:**

- On the North : Land of Mohan Prasad  
On the South : Land & House of Rani Bala Roy  
On the East : 14 Feet S.M.C Road;  
On the West : Land & House of Rani Bala Roy

I have caused necessary searches in the Sub Registry Office at A.D.S.R, Siliguri, for a period from 2000 to 2026. My report is as follows:

**OPINION:**

- (i) On perusal the documents and records available and conducting searching in the concern offices, it may be certified that the title of the aforesaid land measuring **1272 SQ.FT** , as mentioned above hereinabove, owned and possessed by the owners as mentioned above, is free from all sorts of encumbrances,



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- charges, liabilities lines and lispendents attachments of any kind of whatsoever and the said property has an absolutely clear, free and marketable title.
- (ii) The Land is duly mutated in the name of the owners hereof.
  - (iii) It is certified that neither any acquisition or requisition has been made by the Govt. authority over the aforesaid land nor the same is affected by any scheme of alignment.
  - (iv) It is also certified that the aforesaid land is not affected under any restriction of the Urban Land (Ceiling and Regulation) Act. 1976 and the same is not under any claim of the CMDA and The CIT and any other authority and is fit for equitable mortgage.
  - (v) It is further certified that owners, have got saleable and marketable right, title and interest over the aforesaid property as mention above hereinabove and it has entitled to create equitable mortgage U/S 58(f) of the Transfer of Property Act, 1882.

The receipt for the relevant searches is enclosed herewith.

*Ajay Kumar Mitra*  
Attorney  
HOME PVT. LTD.