

Nandini Saha (Bhuniya)

Advocate

District Judge's Court
North 24 Parganas, Barasat

Mob.- 9433430966, 9233166352
Ph.- 033-2552-2036 (Office)

Residence & Chamber

Sadhukhan Para (Near Annapurna Oil Mill), P.O- Gobardanga, P.S.- Habra, Dist.- 24Pgs(North)

Ref. No.....

Date. 29/09/23.....

NO ENCUMBRANCES CERTIFICATE AND

DETAILED REPORT ON TITLE

Ref. : An area of Bagan land measuring an area of 40 Decimal, more or less, as 7500 share out of 53 Decimal, comprising in R.S. & L.R. Dag No. 99 and Danga land measuring an area of 17 Decimal, more or less, as 10000 share out of 17 Decimal, comprising in R.S. & L.R. Dag No. 155 and Danga land measuring an area of 06 Decimal, more or less, as 10000 share out of 06 Decimal, comprising in R.S. & L.R. Dag No. 157 and Danga land measuring an area of 49 Decimal, more or less, as 10000 share out of 49 Decimal, comprising in R.S. & L.R. Dag No. 158 and Danga land measuring an area of 06 Decimal, more or less, as 10000 share out of 06 Decimal, comprising in R.S. & L.R. Dag No. 159, i.e. **Total 118 Decimal or 1.18 [ONE POINT ONE EIGHT] ACRE**, more or less, all are recorded under L.R. Khatian No. 1288 [recorded in the name of the Siddhartha Saraff], lying and situated at **MOUZA - DIGBERIA**, J.L. No. 74, Re. Su. No. 28, Touzi No. 146, P.S. - Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, within the local limits of Madhyamgram Municipality, District - North 24 Parganas.

PRESENT OWNER OF THE SAID LAND :

SRI SIDDHARTHA SARAFF, Son of Madan Mohan Saraff, resident of 11/1, Sunny Park, Ballygunge, Kolkata 700019.

I have caused necessary searches in the Office of the A.R.A. Kolkata for a period from 2002 to 2023 upto date and in the Office of the D.S.R-I North 24 Parganas at Barasat for a period from 2003 to 2023 and in the Office of the D.S.R-II North 24 Parganas at Barasat

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for a period from 2003 to 2023 and in the Office of the D.S.R-III North 24 Parganas at Barasat for a period from 2003 to 2023 upto date and in the Office of the A.D.S.R at Barasat for a period from 2003 to 2023 upto date in respect of the name of the aforesaid owner and have inspected the settlement Records and all other relevant documents in respect of the aforesaid Property.

I also have caused necessary searches in the Ld. Court of 1st Sub-Judge (both Jr. Division & Sr. Division) at Barasat, District - North 24 Parganas, for any Title Suit and/or Money Suit, in respect of the aforesaid property in the name of the aforesaid Owner.

MY REPORT IS AS FOLLOWS :

WHEREAS the Owner herein namely Sidharth Saraff, became the sole and absolute owner of the captioned property, by virtue of a Gift Deed, duly executed by his father Sri Madan Mohan Saraff, mother Smt. Mita Saraff and two sisters namely Charisma Saraff and Chandrima Saraff, which was duly executed on 21/05/2001, submitted on 22/05/2001 and finally completed the registration process on 13/09/2001 before the D.S.R.-II, North 24 Parganas at Barasat and recorded in Book No. I, Volume No. 113, Pages from 375 to 388, being No. 6272 for the year 2001 and absolutely seized and possessed the same.

AND WHEREAS being in peaceful possession over the aforesaid gifted property, the **OWNER** herein, mutated his name in the present L.R. R.O.R. vide L.R. Khatian No. 1288, in respect of the aforesaid captioned property and since then has been enjoying the same.

I hereby certify that the above mentioned property of the Owner herein are free from all sorts of encumbrances, charges, liabilities liens



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and dispendents attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title, subject to the present L.R. R.O.R. [as mentioned above]

It is to be suggested that, the Owner herein shall mutate his name in the records of Madhyamgram Municipality in place of his predecessor father [as the captioned property recorded in the name of Madan Mohan Saraff in the assessment records of Madhyamgram Municipality, under Ward No. 2, being Holding No. 203, Digberia Road].

It is also recommended that, a Paper Publication [in daily newspaper] in respect of the captioned property to be required before the registration of Sale Deed.

The receipt for the relevant searches are enclosed herewith.

Nandini Saha Bhuniya

Nandini Bhuniya
Advocate
Judge's Court Barasat

