



Ref No :-

Date :- 18.11.21

TITLE REPORT AND NON ENCUMBRANCE CERTIFICATE

Ref: Area of land comprising of 4 plots 43.86 dec alongwith 100 sqft structure.
Plot No RS 00566 LR measuring 0.9 dec, Classification Kanali, Khatian No-941.
Plot No RS 00567 LR measuring 0.9 dec, Classification Kanali, Khatian No- 01444.
Plot No RS 00568 measuring 15.06 dec with 100 sqft.
Structure Classification Bastu, Khatian No- 01548.
Plot No RS 00558 measuring 27 dec, Classification Bastu, Khatian No 01409. Mouja-
Bhringi, J.L No 68.

GIFT Deed: I- 020602544 of 2013 Registered in the office of ADSR Durgapur dated 28.3.13.

Present owner- Srimati **Pooja Goenka**, W/o Sri **Gagan Goenka**.

Report as follows -

I have performed the necessary searches in the RAR. Office Kolkata DR Office erstwhile Burdwan, ADSR Office Durgapur of the above mentioned plot of land during the **term from 2007-2021** and also gone through the registered Deed of Gift during the same period.

The searches reveal that the said plot of land was owned and possessed jointly by **Pradip Kumar Kedia S/o- Chandi Prasad Kedia and Puspa Debi Kedia**, W/o- **Pradip Kumar Kedia**.

As per the averments of the said Gift deed bearing no I- 020602544 of 2013 the Joint donors **Pradip Kumar Kedia**, S/o late **Chandi Prasad Goenka** and wife **Puspa Kedia** of the said deed was the absolute owners of the 43.86 dec .Sri Pradip Kedia was the absolute owner of 27dec of land vide sale deed being no3280/1993 registered in the office of ADSR Durgapur and the rest area of land was purchased by Doner no 2 Pushpa Devi Kedia vide sale deed being no 903/1991 of land mentioned in the schedule to the deed and or the area of land mentioned above. The donor **Pradip Kumar Kedia** and his wife **Puspa Kedia** gifted the 43.86 dec of land in favour of Srimati **Pooja Goenka**, W/o- **Shri Gagan Goenka**. That it appears the said plot of land was sold for residential purpose and the same is not within acquired land of the Government.

AND WHEREAS that by virtue of the gift the Donne Shrimati **Pooja Goenka**, W/o- **Sri Gagan Goenka** became the absolute owner of the said plot and paid all the taxes appertaining to the said plot of land and mutated her name in the B.L & L.R.O, Faridpur-Durgapur.

Handwritten signature/initials

DEBARATI DUTTA
Advocate.



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Dist- Paschim Bardhaman.
Contact No -9434155592 / 9800385856

Ref No :-

Date :- 10/11/2018

It appears from the above relevant searches that the above referred plot of land is absolutely free from encumbrances. That the said plot was sold along with 100 sqft of structure.

I do hereby certify that the above mentioned plot of land is free from all encumbrances whatsoever and the property has a clear free marketable title.

I also hereby certify that above mentioned land is not affected by any restriction of the Urban Ceiling and Regulations Act 1976 and the same is not under any claim of any Govt Authority or Local Municipality or any other Govt Authority or local Authority like other bodies

It is further certified that I have verified from the Sub-Registrar office about the genuineness of the title deed examined by me and that the same are original and not duplicate or fake

The receipt of the relevant searches including the reports of the D.R erstwhile Bardhaman and ADSR Durgapur, certified copy of Title Deed /Sale Deed including receipts of the relevant authorities are annexed hereby.

Debarati Dutta

Advocate