



Ref No :-

Date :- 18.11.21

TITLE REPORT AND NON ENCUMBRANCE CERTIFICATE

Ref: An area of land measuring 220.33 dec., in 8 plots, Mouja-Bhiringi, J.L. No 68, Khatian No 387,208,209,1550,1409,1492,1406,741, Dist- Paschim Bardhaman.

Plot No RS 547 area 14 dec, Classification-Baid.

Plot No RS 548 area 12 dec, Classification- Baid.

Plot No RS 550 area 13.33 dec, Classification- Kanali.

Plot No RS 557 area 33 dec, Classification- Kanali.

Plot No RS 559 area 32 dec, Classification-Kanali.

Plot No RS 560 area 45 dec, Classification-Kanali.

Plot No RS 558 area 27 dec, Classification-Kanali.

Plot No RS 558 area 28 dec, Classification-Kanali.

Plot No RS 549 area 16 dec, Classification-Baid.

Gift Deed No I-02540of 2013 registered in the ADSR office Durgapur dated 28.03.2013.

Present owner- **Pooja Goenka, W/o- 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 Kobala Deed during the same period.

The searches reveal that the said plot of land was owned and possessed by late **Chandi Prasad Kedia** .

AND WHEREAS as per the averments of the said deed bearing No I- 02540 of 2013 the donor **Pradip Kumar Kedia** inherited the property from late **Chandi Prasad Kedia** vide gift deed bearing no 2536/2013 registered in the office of ADSR Durgapur and the rest vide sale deed bearing no 3252/1995 and 3253/1995 was the absolute owner of the 220.33 dec of land mentioned in the schedule to the deed and or the area of land mentioned above. The donor gifted the 220.33 dec of land in favour of his daughter **Pooja Goenka**. That it appears the said plot of

Pooja Goenka
Advocate



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land was gifted for residential purpose and the same is not within acquired land of the Government.

That by virtue of the gift **Pooja Goenka, W/o- 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.

It appears from the above relevant searches that the above referred plot of land is absolutely free from encumbrances.

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 Burdwan and ADSR Durgapur, certified copy of Title Deed /Sale Deed including receipts of the relevant authorities are annexed hereby.

Advocate