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**DEBARATI DUTTA**  
Advocate.



Office Address - 1 Kajora S B I Building  
Vill + P O - Kajora Dist - Paschim Bardhaman Pin - 713338  
2 60, N S B Road, Raniganj P S- Raniganj, Pin- 713347  
Dist- Paschim Bardhaman  
Contact No -9434155592 / 9800385856

Ref No :-

Date :- 18/11/21

**TITLE REPORT AND NON ENCUMBRANCE CERTIFICATE**

Ref:

Total area of 4 plots 27.328 dec of land, Mouja- Bhiringi.Khatian no 351,1571,1538

Gift Deed: I- 020602535/2013 registered in the office of ADSR Durgapur, dated 28.03.13.

Present Owner-Pooja Goenka, W/o- Gagan Goenka.

Report as follows -

Plot no: RS 00540 measuring 5 dec.

Plot no: RS 00545 measuring 3.664 dec.

Plot no: RS 00569 measuring 2.164 dec including structure of 100sqft.

Plot no: RS 00561 measuring 16.5 dec.

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

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 by **Pradip Kumar Kedia, S/o-Chandi Prasad Kedia.**

AND WHEREAS as per the averments of the said Gift deed bearing No I- 020602535 of 2013 the vendor **Pradip Kumar Kedia, S/o late Chandi Prasad Kedia** of the said deed was the absolute owner of the 27.328 dec of land by virtue of sale deed being No.- 4148 in the year of 1996 of A.D.S.R office, Durgapur and also by virtue of gift deed No. 2534 of 2013 registered in the office of A.D.S.R, Durgapur, mentioned in the schedule to the deed and or the area of land mentioned above. The donor **Pradip Kumar Kedia** gifted the 27.328dec of land in to his daughter 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.

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.I & L.R.O. Faridpur-Durgapur.

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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 100sqft 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 Burdwan and ADSR Durgapur, certified copy of Title Deed /Sale Deed including receipts of the relevant authorities are annexed hereby.

*Debarati Dutta*

Advocate