



Buddhadeb Saha

B.COM, LL.B. Advocate
District Judges' Court, Howrah.

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Residence & Chamber :

46, KALDANGA LANE, P.O. SALKIA
P.S. M. P. GHORA
DISTRICT-HOWRAH-711 106
HELLO : 2655-8727, MOBILE : 98302 10816

Ref. No.....

Date. 29-12-2025

**NO-ENCUMBRANCES CERTIFICATE
AND
DETAILED REPORT ON TITLE**

Ref : Premises No. 19, GUHA PARK (Formerly 8, Guha Park)
P.O. & P.S. – Liluah, District – Howrah – 711204.

With reference to above Property, I have caused necessary Searches through Licensed Searcher namely ARUN BHATTACHARYA of Judges' Court, Howrah into the Records of D.S.R. (I), D.S.R. (II) and A.D.S.R. Offices at Howrah on and from 1996 to 2025 and upon perusal of the respective Searching Reports in respect of said Registration Offices, submitted by the above Searcher as well as upon going through the 'Contents' of all relevant Legal Papers and Documents of Title including Case Papers, L.R. Record of Right and Assessment Register & Death Certificate, it appears on enquiry that the above Property (Viz. 19, Guha Park, P.O. & P.S. – Liluah, District – Howrah, PIN – 711204) was formerly known and identified as Holding No. 8, Guha Park measuring all together 44 (Forty) Four Cottahs 2 (Two) Chittacks 15 (Fifteen) Sq.ft. Mokorari Mourashi Bastu Land with old Structures existed thereupon, hereinafter called and referred to as the Said Property, originally belonged to one PANNALAL LOONIA @ LUNIA (Son of Late Dhanraj Lunia), since deceased, as absolute owner in perpetuity who used to be 'KARTA' of Hindu Undivided Family under the name and style of PANNALAL LOONIA (HUF), having purchased and/or acquired the aforesaid Property by virtue of a Regd. Deed of Sale dated 08.06.1931, registered in the then Sadar Joint Sub-Registrar at Howrah and recorded in Book No. I,

(Signature)

Volume No. 14, Pages from 235 to 239, being No. 1041, for the year 1931, in the name of his Eldest Son - JASKARAN LUNIA but the entire Consideration Money paid to the then "Vendors" viz. Dharam Chand Surana & Ors. under the aforesaid Deed of Sale dated 08.06.1931, Being No. 1041/1931, by said Pannalal Lunia himself out of his own fund or contribution and as such, said Property had all times considered as JOINT FAMILY PROPERTY of aforesaid HUF which was consisted of said Pannalal Lunia himself and his four sons namely (1) Jaskaran Lunia, (2) Chandan Mal Lunia, (3) Narendra Lunia and (4) Kanhaiyalal Lunia respectively.

After the death of said Pannalal Lunia, his eldest son - Jaskaran Lunia became the KARTA of aforesaid HUF and subsequently, upon the death of said Jaskaran Lunia on 12.09.2000, Mr. Kanhaiya Lal Lunia being next eldest member of said Lunia Family, became the KARTA of above HUF and continued to run and maintain the above Family Properties by himself on behalf of other family members of said Lunia Family who by passage of time instituted one CIVIL SUIT being T.S. No. 159 of 2001 on behalf of said HUF against other Family Members in the Court of Ld. 6th Civil Judge (Jr. Divn.) at Howrah which was registered as T.S. No. 159 of 2001 and said Suit was ultimately Decreed on Compromise in terms of a Solenama Petition filed on behalf of both Parties to the above Suit vide Order No.11, dated 17.09.2002 and accordingly, on the basis of above Compromise Decree dated 17.09.2002, said Property was declared and be treated as JOINT FAMILY PROPERTY under the name and style of PANNALAL LUNIA (HUF) of which, Kanhaiyalal Lunia was the then KARTA and all other

Pannalal Lunia
Adm



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Date 29-12-2025

Defendants of that Suit were/are to be treated as Co-sharers of above Property having equal right, title, interest and possession therein.

In terms of above Compromise Decree dated 17.09.2002 Said Property was duly mutated both in the L.R. Record of Right as 'RAIYAT' in the name of PANNALAL LOONIA (HUF) and also as "Owner and Occupier" in the Assessment Register of Howrah Municipal Corporation which since been assigned and re-constituted under the jurisdiction of Bally Municipality at present under Ward No. 32 and former Holding No. 8, Guha Park now re-numbered and known as 19, Guha Park, P.O. & Police Station – Liluah, District – Howrah.

That subsequently, said Kanhaiyalal Lunia died on 29.09.2011 and upon his death, Surendra Kr. Lunia @ Loonia (Son of Late Jaskaran Lunia) as next eldest member of said Lunia Family, stepped into his shoes and became the KARTA of above HUF and has been enjoying/maintaining the above Property on behalf of other members of said Lunia Family who also mutated his name as KARTA in the relevant Record of Right vide L.R. Khatian No. 6030, L.R. Dag No. 1791 within Mouza and Police Station – Liluah, J.L. No. 12, District – Howrah, PIN – 711204.

It further appears on enquiry that said PANNALAL LUNIA (HUF) represented by its KARTA – SURENDRA KUMAR LUNIA is the sole, exclusive and absolute owner of the SAID PROPERTY at Bally Municipality Holding No. 19, Guha Park, P.O. and Police Station – Liluah, Ward No. 32, District – Howrah, PIN – 711204 and is in actual physical possession of the same partly in khas and partly through Tenants without any interference uptill

date. "SAID PROPERTY" is also found to have good and marketable title in favour of above HUF which has not been subjected to any litigation, nor has been "Mortgaged" and/or Hypothecated with any person or Bank or Financial Institution in any manner whatsoever. It is also not encumbered by any suit, legal proceeding and/or by any Agreement for Sale or by any other Agreements and as such it may be opined that the above Property is absolutely free from all encumbrances, liens, charges or attachments of any nature whatsoever.

Submitted by

Buddhadeb Saha

Advocate

29-12-2025

Government of West Bengal
Office of the HOWRAH (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 24-12-2025

Serial No of Application 0502004677/2025 **Search No** 0502004677/2025
Search for the Years From 1996 To 2025 **Record Available** From 19/09/2007 onwards
Property to be Searched District: Howrah, PS: Liluya, Premises: 19, Road: Guha Park, Holding: 19
From whom Received A Bhattacharjee All Transaction
Fees Paid under Articles F1(i) 20 /- F1(ii) 580 /-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Howrah, PS; Liluya, Municipality: HOWRAH MUNICIPAL CORPORATION,, Premises: 19, Road: Guha Park, , Ward: 032	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: Khatian:	Area of Land: 72.9781 decimal (44 Katha,3 Chatak,30 Sqft)
Deed Details :		Deed No: I-050208611/2023, Query No: 05022002087306/2023, Serial No: 0502008801/2023, Page: 263499 - 263518, Date of Registration: 18/08/2023, Date of Completion: 14/09/2023,		
2	District: Howrah, PS; Liluya, Municipality: HOWRAH MUNICIPAL CORPORATION,, Premises: 19, Road: Guha Park, , Ward: 032	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: Khatian:	Area of Land: 10.9312 decimal (6 Katha,10 Chatak) Area of Structure: 1000 Sq Ft
Deed Details :		Deed No: I-050208893/2023, Query No: 05022002087525/2023, Serial No: 0502009100/2023, Page: 260316 - 260359, Date of Registration: 25/08/2023, Date of Completion: 11/09/2023,		
3	District: Howrah, PS; Liluya, Municipality: HOWRAH MUNICIPAL CORPORATION,, Premises: 19, Road: Guha Park, , Ward: 032	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: Khatian:	Area of Land: 61.9781 decimal (37 Katha,9 Chatak) Area of Structure: 4000 Sq Ft
Deed Details :		Deed No: I-050208894/2023, Query No: 05022002087560/2023, Serial No: 0502009103/2023, Page: 260360 - 260403, Date of Registration: 25/08/2023, Date of Completion: 11/09/2023,		
4	District: Howrah, PS; Liluya, Municipality: HOWRAH MUNICIPAL CORPORATION,, Premises: 19, Road: Guha Park, , Ward: 032	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: Khatian:	Area of Land: 61.9781 decimal (37 Katha,9 Chatak) Area of Structure: 4000 Sq Ft
Deed Details :		Deed No: I-050208903/2023, Query No: 05028002180721/2023, Serial No: 0502009111/2023, Page: 260404 - 260421, Date of Registration: 25/08/2023, Date of Completion: 11/09/2023,		
5	District: Howrah, PS; Liluya, Municipality: HOWRAH MUNICIPAL CORPORATION,, Premises: 19, Road: Guha Park, , Ward: 032	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: Khatian:	Area of Land: 10.9312 decimal (6 Katha,10 Chatak) Area of Structure: 1000 Sq Ft
Deed Details :		Deed No: I-050208904/2023, Query No: 05028002180999/2023, Serial No: 0502009114/2023, Page: 260422 - 260440, Date of Registration: 25/08/2023, Date of Completion: 11/09/2023,		



(Mr Provash Adhikary)
A.D.S.R. HOWRAH

Government of West Bengal
Office of the HOWRAH (D.S.R.-I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 23-12-2025

Serial No of Application	0501030448/2025	Search No	0501030448/2025
Search for the Years	From 1996 To 2025	Record Available	From 01/01/1900 onwards
Property to be Searched	District: Howrah, PS: Liluya, Premises: 19, Road: Guha Park, Holding: 19		
From whom Received	A Bhattacharjee		
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 580 /-	All Transaction

Search Result: No Record Found

(Mr Roni Sen)
D.S.R.-I HOWRAH
OFFICE OF THE D.S.R.-I HOWRAH



Government of West Bengal
Office of the HOWRAH (D.S.R. - II)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 23-12-2025

Serial No of Application	0513004311/2025	Search No	0513004311/2025
Search for the Years	From 2018 To 2025	Record Available	From 07/02/2018 onwards
Property to be Searched	District: Howrah, PS: Liluya, Premises: 19, Road: Guha Park, Holding: 19		
From whom Received	Arun Bhattacharjee		
Fees Paid under Articles	F1(i) 20 /-	F1(ii) 140 /-	All Transaction

Search Result: No Record Found



(Mr Provash Adhikary)
D.S.R. - II HOWRAH
OFFICE OF THE D.S.R. - II HOWRAH

ARUN BHATTACHARJEE

Regd. Moharar

License No- LC00004553/0811/00008413

Judges' Court Howrah

RESIDENCE :

42, Ram Lochan Shire Stree,

Post Office- Belurmah,

Police Station- Belur, District- Howrah,

Pin No- 711202, Mo- 8583899550

Ref No. :-

Search Report

Date :- 26.12.2025

Holding no- 19, Guba Park

Po- Luluah, District- Howrah

Office of the A.D. S.R. Howrah,

Online Computer Search

For the year- 1996 to 2006.

2007 to 2025 Computer Search
of the office A.D. S.R. Howrah.

1996 to 2006.
2007 to 2025

1996 - No Record found

1997 -

1998 -

1999 -

2000 -

2001 -

2002 -

2003 -

2004 -

2005 -

2006 -

2007 to 2025

2007 - No Record found

2008 -

2009 -

2010 -

2011 -

2012 -

2013 -

2014 -

2015 -

2016 -

2017 -

2018 -

2019 -

2020 -

2021 -

2022 -

2023 - as per print

Office of the S.S.R.I. Howrah

Online Computer Search

For the year 1996 to 2006

2007 to 2025 Computer Search
of the office S.S.R.I. Howrah

1996 to 2006

2007 to 2025

1996 - No Record found

1997 -

1998 -

1999 -

2000 -

2001 -

2002 -

2003 -

2004 -

2005 -

2006 -

2007 to 2025

2007 - No Record found

2008 -

2009 -

2010 -

2011 -

2012 -

2013 -

2014 -

2015 -

2016 -

2017 -

2018 -

2019 -

2020 -

2021 -

2022 -

2023 -

2024 -

Office of the D.S.R. Howrah

Index II Computer Search

For the year - 2018 to 2025

2018 - No Record found

2019 -

2020 -

2021 -

2022 -

2023 -

2024 -

2025 -

upto dated 23.12.25

Arun Bhattacharjee
26.12.25