



Ref No :-

Date :- 18-11-21

TITLE REPORT AND NON ENCUMBRANCE CERTIFICATE

Reference- An area of land measuring 25.7060 dec in five plots, Mouja-Bhiringi, J.L No- 68, Khatian No- 144,387,366,14141, Classification- Baid in the District of Paschim Bardhaman.

Plot No RS 539 area 3.858 dec.

Plot No RS 541 area 3.42 dec.

Plot No RS 542 area 3 dec.

Plot No RS 548 area 2.57 dec.

Sale Deed No I-04364 of 2013 registered in the office of ADSR Durgapur dated 27/05/2013.

Present owner of the said plot- **Pooja Goenka, W/o- Prahlad 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 purchased owned and possessed by **Chandi Prasad Kedia**, the father of the Vendors of the above referred deed of sale.

AND WHEREAS as per the averments of the said deed bearing No I- 04364 of 2013 late **Chandi Prasad Kedia** was owner of the said plots. He purchased the said land by virtue of registered sale deed bearing No 4985, 4986, 6556 for the year 1991 and bearing No 1160 for the year 1995 and was the absolute owner of the 25.7060 dec of land mentioned in the schedule to the deed and or the referred schedule or area of land. The Vendors **Raj Kejriwal, W/o -Sarwan Kejriwal, Alka Mittal , W/o- Suresh Mittal, Maya Kejriwal, W/o- Sanjev Kejriwal** sold the 25.7060 dec of land in favour of **Pooja Goenka, W/o- Prahlad Goenka** and mutated his name in the office of the B.L & L.R.O- Faridpur-Durgapur. That it appears the said plot of land was sold for residential purpose and the same is not within acquired land of the Government. By virtue of such purchase **Pooja Goenka, W/o- Prahlad Goenka**, took possession of the land.

That by virtue of the purchase **Pooja Goenka, W/o- Prahlad Goenka**, became the absolute owner of the said plot and paid all the taxes appertaining to the said plot of land.

Debarati Dutta
Advocate



Ref No :-

Date :- 10-11-21

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

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.

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.

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