

**Nabanita Banerjee**

Advocate  
Asansol Court

Residence & Chamber:

S. P. Mukherjee Road by Lane, Murgasol,  
Asansol – 713 303, Mob: 9732015084

**Non Encumbrance Certificate**

**Name : 1. Samar Maji 2. Jitendra Nath Maji 3. Rabindra Nath Maji 4. Bishnupada Maji**  
**(Land Owner)**

**Description of Properties:-**

ALL THAT piece and parcel of land measuring area 30.9012 Decimal comprised in R.S. Plot No. 1860, 1861 & 1862 Corresponding to L.R. Plot No. 2813, 2814, 2815 under L.R. Khatian No. 30549, 30551, 30556, 30623, 10270, 10272, 10271 & 10273 within Mouza- Raniganj Municipality, J.L. No. 24, Chowki & Sub – Division Office – Asansol, P.S. Asansol, & A.D.S.R Raniganj, Dist. Paschim Bardhaman.

**Bounded as under :-**

on or towards East by : Property of Rungta Family  
on or towards West by: Property of ... Mansorovar  
on or towards North by : Property of ...Sitaram  
on or towards South by : NSB .. Road, 40 Feet

**Name & Address of Title Holder :**

1. Samar Maji 2. Jitendra Nath Maji 3. Rabindra Nath Maji 4. Bishnupada Maji

**Documents Scrutinized:**

1. Photocopy of Development /Construction Agreement vide Deed No. I-4665/2023 of ADSR Raniganj dated 31.07.2023.
2. Photocopy of Regd. Development Power of Attorney After Development Agreement being Deed No. I- 4819/2023 dated 10.08.2023 of ADSR Raniganj.
3. Photocopy of Regd. Deed of Gift being Deed No. 7452/2021 dated 14.12.2021 of ADSR Raniganj.
4. Photocopy of Regd. Deed of Gift being Deed No. 4555/2019 dated 22.08.2019 of ADSR

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ENROLLMENT NO. WB/272/2010

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Raniganj.

5. Photocopy of Regd. Deed of Sale being Deed No. 445/2003 dated 13.02.2003 of ADSR Raniganj.
6. Photocopy of Regd. Deed of Sale being Deed No. 171/1991 dated 18.01.1991 of ADSR Raniganj.
7. Photocopy of Plot Information From Banglar Bhumi in respect of Plot No. 2813.
8. Photocopy of L.R. Porcha in the name of Rabindra Nath Maji in respect of L.R. Plot No. 2813 & 2814 vide L.R. Khatian No. 30623 dated 01.12.2022.
9. Photocopy of L.R. Porcha in the name of Samar Maji in respect of L.R. Plot No. 2813 & 2814 vide L.R. Khatian No. 30556 dated 18.10.2022.
10. Photocopy of L.R. Porcha in the name of Jitendra Nath Maji in respect of L.R. Plot No. 2813 & 2814 under L.R. Khatian No. 30549 dated 28.09.2022.
11. Photocopy of L. R. Porcha in the name of Bishnupada Maji in respect of L.R. Plot No. 2813 & 2814 under L.R. Khatian No. 30551 dated 28.09.2022.
12. Photocopy of L.R. Porcha in the name of Samar Maji in respect of L.R. Plot No. 2815 vide L.R. Khatian No. 10270 dated 17.03.2023.
13. Photocopy of L.R. Porcha in the name of Jitendra Nath Maji in respect of L.R. Plot No. 2815 vide L.R. Khatian No. 10271 dated 10.03.2023.
14. Photocopy of L.R. Porcha in the name of Rabindra Nath Maji in respect of L.R. Plot No. 2815 vide L.R. Khatian No. 10272 dated 02.03.2023.
15. Photocopy of L. R. Porcha in the name of Bishnupada Maji in respect of L.R. Plot No. 2815 under L.R. Khatian No. 10273 dated 02.03.2023.
16. Photocopy of Conversion Certificate in the name of Bishnupada Maji vide Case No. CN/2024/2309/710 being memo No. 218/ADM&DLRO/PAB/25 dated 16.01.2025.

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17. Photocopy of Conversion Certificate in the name of Samar Maji vide Case No. CN/2024/2309/709 being memo No. 123/ADM&DLRO/PAB/25 dated 09.01.2025.
18. Photocopy of Conversion Certificate in the name of Rabindra Nath Maji vide Case No. CN/2024/2309/711 being memo No. 124/ADM&DLRO/PAB/25 dated 09.01.2025.
19. Photocopy of Conversion Certificate in the name of Jitendra Nath Maji vide case No. CN/2024/2309/706 being memo No. 125/ADM&DLRO/PAB/25 dated 09.01.2025

## **Devolution of Title:**

1. That the one part landed property mentioned above originally belonged to Bazaj Databya Trust, represented by its Trustees namely Sri Gopal Lal Bazaj, Sri Ashok Kumar Bazaj, Sri Nawal Kishore Bazaj, Sm Anju Bazaj, Sri Devendra Kumar Bazaj, Sri Mahabir Prasad & Sri Shyam Sundar Agarwal and while holding and possessing the same they jointly sold and transferred the land measuring an area of 0.302 acres appertaining to R.S. Plot No. 1862 under R.S. Khatian No. 1946, within Mouza- Raniganj Municipality, J.L. No. 24, P.S. Raniganj, Sub – Division Office - Asansol, Dist. Paschim Bardhaman unto and in favour of Sri Basudeb Maji, Sri Samar Maji, Sri Jitendra Nath Maji, Sri Rabindra Nath Maji & Sri Bishnupada Maji by virtue of a Regd. Deed of Sale being Deed No. 171/1991 dated 18.01.1991 of ADSR Raniganj.
2. That the another part landed property mentioned above originally belonged to Sri Pradip Kumar Goel & Smt. Santosh Devi Goel and while holding and possessing the same they jointly sold and transferred the land measuring an area of 0.0084 acres equivalent to 368.125 sq.ft. appertaining to R.S. Plot No. 1860 & 1861 under R.S. Khatian No. 1494 & 3749 within Mouza- Raniganj Municipality, Cowki & Sub – Division Office – Asansol, J.L. No. 24, P.S. Raniganj, Sub – Division Office - Asansol, Dist. Paschim Bardhaman unto and in favour of Sri Basudeb Maji, Sri Samar Maji, Sri Jitendra Nath Maji, Sri Rabindra Nath Maji & Sri Bishnupada Maji by virtue of a Regd. Deed of Sale being Deed No. 445/2003 dated 13.02.2003 of ADSR Raniganj.

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3. That the another part landed property mentioned above originally belonged to Saraswati Maji & Monika Maji and while holding and possessing the same they jointly transferred the land measuring an area of 17 Chatak being the undivided 2/7<sup>th</sup> share of land with undivided 2/7<sup>th</sup> share of building being shop room at ground floor 135 sq.ft being appertaining to R.S. Plot No. 1862 Corresponding to L.R. Plot No. 2815 under L.R. Khatian No. 10269 within Mouza- Raniganj Municipality, Chowki & Sub – Division Office – Asansol, J.L. No. 24, P.S. Raniganj, Sub – Division Office - Asansol , Dist. Paschim Bardhaman by way of Gift to Samar Maji, Jitendra Nath Maji, Rabindra Nath Maji & Bishnupada Maji by virtue of a Regd. Deed of Gift being Deed No. 4555/2019 dated 22.08.2019 of ADSR Raniganj.
4. That the another part landed property mentioned above originally belonged to one Narayani Mandal and while holding and possessing the same he transferred the land measuring an area of 8.5 chittak being the undivided 1/7<sup>th</sup> share of land with undivided 1/7<sup>th</sup> share of building being 67.5 sft Shop Floor on ground floor and 180 sft Godown at 1<sup>st</sup> Floor comprised in R.S. Plot No. 1860, 1861 & 1862 Corresponding to L.R. Plot No. 2813, 2814, 2815 under L.R. Khatian No. 30623, 30549, 30556, 30551, 10270, 10272, 10271 & 10273 within Mouza- Raniganj Municipality, J.L. No. 24, Chowki & Sub – Division Office – Asansol, P.S. Asansol, & A.D.S.R Raniganj , Dist. Paschim Bardhaman by way of Gift to Samar Maji, Jitendra Nath Maji, Rabindra Nath Maji & Bishnupada Maji by virtue of a Regd. Deed of Gift being Deed No. 7452/2021 dated 14.12.2021 of ADSR Raniganj.
5. That above named 1. Samar Maji 2. Jitendra Nath Maji 3. Rabindra Nath Maji 4. Bishnupada Maji executed a Regd. Development /Construction Agreement in favour of M.M. BUILDERS, a Partnership firm, Represented by its partners namely 1. Mithu Gope 2. Ashis Gope 3. Amit Kapuri 4. Moumita Kapuri for intended to develop the said landed property as mentioned above the land measuring an area 30.9012 Decimal comprised in R.S. Plot No. 1860, 1861 & 1862 Corresponding to L.R. Plot No. 2813, 2814, 2815 under L.R. Khatian No. 30556, 30549, 30623, 30551, 10270, 10272, 10271 & 10273 within Mouza- Raniganj Municipality, J.L. No. 24, Chowki & Sub – Division Office – Asansol, P.S.

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Asansol, & A.D.S.R Raniganj , Dist. Paschim Bardhaman, by virtue of a Regd. Development /Construction Agreement vide Deed No. I-4665/2023 dated 31.07.2023 of ADSR Raniganj.

6. That above named 1. Samar Maji 2. Jitendra Nath Maji 3. Rabindra Nath Maji 4. Bishnupada Maji also executed a Power of Attorney in favour of M.M. BUILDERS, a Partnership firm, Represented by its partners namely 1. Mithu Gope 2. Ashis Gope 3. Amit Kapuri 4. Moumita Kapuri for the land measuring an area 30.9012 Decimal comprised in R.S. Plot No. 1860, 1861 & 1862 Corresponding to L.R. Plot No. 2813, 2814, 2815 under L.R. Khatian No. 30556, 30549, 30623, 30551, 10270, 10272, 10271 & 10273 within Mouza- Raniganj Municipality, J.L. No. 24, Chowki & Sub – Division Office – Asansol, P.S. Asansol, & A.D.S.R Raniganj , Dist. Paschim Bardhaman, by virtue of a Regd. Development Power of Attorney After Development Agreement being Deed No. I-4819/2023 dated 10.08.2023 of ADSR Raniganj.

## Note:-

1. That our report is based upon photocopies of the documents scrutinized as above and originals are not verified.
2. That as per Regd. Deed of Gift being Deed No. 4555/2019 dated 22.08.2019 of ADSR Raniganj the transfer of property was for undivided 2/7<sup>th</sup> portion and another transaction vide Regd. Deed of Gift being Deed No. 7452/2021 dated 14.12.2021 of ADSR Raniganj also involved the transfer of property was for undivided 1/7<sup>th</sup> portion . hence, clarification is required on remaining undivided 4/7<sup>th</sup> portions of the properties pertaining to the above mentioned Deeds.
3. That the total of land area as per L.R. Porcha is 35.47 Decimal whereas as per the Development Agreement is 30.9012 Decimal.

## **Searches at Banglarbhumi:**

I have caused necessary searches in respect of the aforesaid plot of land in the official website of

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Govt. of West Bengal, the L&LR and RR & R department of Government of West Bengal in respect of Record of Rights in respect of LR Khatian No. 30549, 30551, 30556, 30623, 10270, 10272, 10271 & 10273 and the live data in the system generated Porcha/ Record of Rights as on 02.12.2025 reveal that 1. Samar Maji 2. Jitendra Nath Maji 3. Rabindra Nath Maji 4. Bishnupada Maji is the present Recorded Owner-Raiyat.

**Searches at ADSR Asansol:**

I have caused necessary searches in respect of the aforesaid plot of land in the official website of Govt. of West Bengal, Directorate of Registration and Stamp Revenue, Finance (Revenue) Department for the year 2012 to 2025.

I hereby certify that the above mentioned property owned by 1. Samar Maji 2. Jitendra Nath Maji 3. Rabindra Nath Maji 4. Bishnupada Maji is of freehold interest and it is free from all sorts of encumbrances, charges, liabilities, liens, lispendent and attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable so far searching as mentioned above made by me and papers and documents submitted before me subject to the compliances pertaining clarification which is required on remaining undivided 4/7<sup>th</sup> portions of the properties mentioned herein above.

The receipt for the relevant searches is enclosed herewith.

Dated : 04.12.2025



(Nabanita Banerjee)  
Advocate

(Enrollment No. WB/272/2010)



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