

Non Encumbrance Certificate

Name : Mr. Rishi Goenka & Mrs. Vishakha Goenka (Land Owner)

Description of Properties:-

ALL THAT piece and parcel of land measuring area 0.16 acre or 16 Decimal comprised in R.S. Plot No. 406 & 405 Corresponding to L.R. Plot No. 163 & 166 under L.R. Khatian No. 31079 & 31089, within Mouza- Raniganj Municipality, J.L. No. 24, P.S. Raniganj, Sub – Division Asansol & A.D.S.R Office - Raniganj, Dist. Paschim Bardhaman.

Bounded as under :-

on or towards East by : Property of Patseria Brothers
on or towards West by: 35'ft wide NSB Road
on or towards North by : Property of Bimal Gupta
on or towards South by : Property of Patseria Brothers

Name & Address of Title Holder :

Mr. Rishi Goenka & Mrs. Vishakha Goenka

Documents Scrutinized:

1. Notarized Partnership Deed dated 01.04.2024.
2. Photocopy of Regd. Deed of Development Agreement being Deed No. 5858/2025 dated 03.11.2025 of ADSR Raniganj.
3. Photocopy of Regd. Deed of Gift being Deed No. 1132/2024 dated 04.03.2024 of ADSR Raniganj executed by and between Mrs. Ritu Agarwal (Seller) in favour of Mr. Rishi Goenka (Purchaser).
4. Photocopy of Regd. Deed of Sale being Deed No. 2176/2023 dated 17.04.2023 of ADSR Raniganj executed by and between Mrs. Shashi Goenka, Mrs. Priti Agarwal, Mrs. Dipa Jalan, Mrs. Jyoti Agrawal, Mr. Ravi Goenka & Mrs. Seema Agarwal (Sellers) in favour of Mrs. Vishakha Goenka(Purchaser).



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5. Photocopy of Regd. Deed of Sale being Deed No. 2177/2023 dated 17.04.2023 of ADSR Raniganj executed by and between Mrs. Shashi Goenka, Mrs. Priti Agarwal, Mrs. Dipa Jalan, Mrs. Jyoti Agrawal, Mr. Ravi Goenka & Mrs. Seema Agarwal (Sellers) in favour of Mr. Rishi Goenka & Mrs. Vishakha Goenka(Purchasers).
6. Photocopy of Regd. Deed of Gift being Deed No. 2178/2023 dated 17.04.2023 of ADSR Raniganj executed by and between Mrs. Nila Jhunjhunwala & Mrs. Kavita Modi (Sellers) in favour Mr. Rishi Goenka (Purchaser).
7. Photocopy of Porcha in the name of Rishi Goenka in respect of L.R. Plot No. 163 & 166 vide L.R. Khatian No. 31089 dated 22.04.2024.
8. Photocopy of Porcha in the name of Vishakha Goenka in respect of L.R. Plot No. 163 & 166 vide L.R. Khatian No. 31079 dated 22.04.2024.
9. Photocopy of Khajna(land rent) in the name of Vishakha Goenka vide Receipt No. REVREC2024230901757 dated 23.04.2024.
10. Photocopy of Khajna(land rent) in the name of Rishi Goenka vide Receipt No. REVREC2024230901756 dated 23.04.2024.
11. Photocopy of Conversion Certificate in the name of Vishakha Goenka vide Case No. CN/2024/2309/652 dated 30.08.2024.
12. Photocopy of Conversion Certificate in the name of Vishakha Goenka vide Case No. CN/2025/2309/17 dated 14.01.2025.
13. Photocopy of Conversion Certificate in the name of Rishi Goenka vide Case No. CN/2025/2309/18 dated 14.01.2025.
14. Photocopy of Conversion Certificate in the name of Rishi Goenka vide Case No. CN/2024/2309/654 dated 30.08.2024.
15. Photocopy of Legal Heir Certificate in the name of Late Kailash Kumar Goenka vide Ref No. AMC/COM/23-24 A/26 dated 03.02.2024.



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Devolution of Title:

1. That the one part landed Property mentioned above originally belonged to Mrs. Shashi Goenka, Mrs. Priti Agarwal, Mrs. Dipa Jalan, Mrs. Jyoti Agrawal, Mr. Ravi Goenka & Mrs. Seema Agarwal and while holding and possessing the same they jointly sold and transferred the land measuring an area of 01 Katha or 720 Sq.ft. appertaining to R.S. Plot No. 405 under R.S. Khatian No. 1431 Corresponding to L.R. Plot No. 166 under L.R. Khatian No. 28710, within Mouza- Raniganj Municipality, J.L. No. 24, P.S. Raniganj, Sub – Division Asansol & A.D.S.R Office - Raniganj, Dist. Paschim Bardhaman unto and in favour of Mrs. Vishakha Goenka by virtue of a Regd. Deed of Sale being Deed No. 2176/2023 dated 17.04.2023 of ADSR Raniganj.
2. That the another part landed property mentioned above originally belonged to Mrs. Shashi Goenka, Mrs. Priti Agarwal, Mrs. Dipa Jalan, Mrs. Jyoti Agrawal, Mr. Ravi Goenka & Mrs. Seema Agarwal and while holding and possessing the same they jointly sold and transferred the land measuring an area of 03 Katha or 2160 Sq.ft. appertaining to R.S. Plot No. 406 under R.S. Khatian No. 1431 Corresponding to L.R. Plot No. 163 under L.R. Khatian No. 28711, within Mouza- Raniganj Municipality, J.L. No. 24, P.S. Raniganj, Sub – Division Asansol & A.D.S.R Office - Raniganj, Dist. Paschim Bardhaman unto and in favour of Mr. Rishi Goenka & Mrs. Vishakha Goenka by virtue of a Regd. Deed of Sale being Deed No. 2177/2023 dated 17.04.2023 of ADSR Raniganj.
3. That the another part landed property mentioned above originally belonged to Mrs. Nila Jhunjhunwala & Mrs. Kavita Modi and while holding and possessing the same they jointly Gift and transferred the land measuring an area of 02 Katha or 1440 sq.ft. appertaining to R.S. Plot No. 405 under R.S. Khatian No. 1431 Corresponding to L.R. Plot No. 166 under L.R. Khatian No. 28710, within Mouza- Raniganj Municipality, J.L. No. 24, P.S. Raniganj, Sub – Division Asansol & A.D.S.R Office - Raniganj, Dist. Paschim Bardhaman by way of Gift to Mr. Rishi Goenka by virtue of a Regd. Deed of Gift being Deed No. 2178/2023 dated 17.04.2023 of ADSR Raniganj.



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4. That the another part landed property mentioned above originally belonged to one Mrs. Ritu Agarwal and while holding and possessing the same she Gift and transferred the land measuring an area of 02 Cottah or 3.30 Decimal appertaining to R.S. Plot No. 405 & 406 Corresponding to L.R. Plot No. 166 & 163 under L.R. Khatian No. 28710 & 31621, within Mouza- Raniganj Municipality, J.L. No. 24, P.S. Raniganj, Sub – Division Asansol & A.D.S.R Office - Raniganj, Dist. Paschim Bardhaman by way of Gift to Mr. Rishi Goenka by virtue of a Regd. Deed of Gift being Deed No. 1132/2024 dated 04.03.2024 of ADSR Raniganj.
5. That by way of such Purchase and Gift above named Mr. Rishi Goenka & Mrs. Vishakha Goenka acquired right title and ownership of the same and while holding and possessing the same they got their name recorded in the L.R. Record of Rights in respect of L.R. Khatian No. 31089 & 31079 and they have paying Khajna (land rent) thereto and they also obtained conversion certificate for converting the land classification to 'Commercial Bastu'
6. That above named Mr. Rishi Goenka & Mrs. Vishakha Goenka subsequently has executed a Regd. Development Agreement in favour of RKS & SONS, represented by its partners namely 1. Mr. Rishi Goenka 2. Mrs. Vishakha Goenka 3. Mr. Rishi Goenka HUF Represented by its Karta Mr. Rishi Goenka for intended to develop the said landed property as mentioned above the land measuring an area 0.16 acre or 16 Decimal appertaining to R.S. Plot No. 406 & 405 Corresponding to L.R. Plot No. 163 & 166 under L.R. Khatian No. 31079 & 31089, within Mouza- Raniganj Municipality, J.L. No. 24, P.S. Raniganj, Sub – Division Asansol & A.D.S.R Office - Raniganj, Dist. Paschim Bardhaman, by virtue of a Regd. Deed of Development Agreement being Deed No. 5858/2025 dated 03.11.2025 of ADSR Raniganj.

Note:-

1. That our report is based upon photocopies of the documents scrutinized as above and originals are not verified.
2. As per scrutiny of the title deeds it appears that approx. 3.3 decimal has been inherited by Rishi Goenka from his father Kailash Kr Goenka however, the applicant did not submit any record/deed pertaining to this 3.3 decimal land area, yet the same land area is part of the Development Agreement.



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Nabanita Banerjee
Advocate
Asansol Court

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

Searches at Banglarbhumi:

I have caused necessary searches in respect of the aforesaid plot of land in the official website of 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. 31079 & 31089 and the live data in the system generated Porcha/ Record of Rights as on 24.12.2025 reveal that Mr. Rishi Goenka & Mrs. Vishakha Goenka is the present Recorded Owner.

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 Mr. Rishi Goenka & Mrs. Vishakha Goenka 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.

The receipt for the relevant searches is enclosed herewith.



(Nabanita Banerjee)

Advocate

(Enrollment No. WB/272/2010)

Dated : 24.12.2025



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