

Non Encumbrance Certificate

Name: Rohit Poddar (Land Owner)

Description of Properties:-

All that piece and parcel of a total land measuring an area 95 Decimal comprised in C.S. Plot Nos. 2160, 2161, 2164, 2165 corresponding to R.S. & L.R Plot Nos. 2882, 2883, 2886, 2887 under L.R. Khatian No. 7266, within Mouza- Barakar, J.L. No. 30, Chowki -Asansol, P.S. & ADSR Kulti, Dist. Paschim Bardhaman. The property is under limits of Asansol Municipal Corporation including a proposed multi storied (B+G+7) Commercial cum Residential Building /s building named as “MAGNOLIA ENCLAVE” situated at G.T. Road Barakar.

Bounded as under:-

On or towards East by: By the land of Jagmohon Poddar.

On or towards West by: By the land of Balmukund Agarwal.

On or towards North by: By the 150 feet G.T Road Barakar.

On or towards South by: By the land of Rohit Poddar & Balmukund Agarwal.

Name & Address of Title Holder:

Rohit Poddar

Documents Scrutinized:

1. Photocopy of Regd. Deed of Development Construction Agreement vide Deed No. I- 1692/2026 dated 29.05.2026 of DSR Paschim Bardhaman.
2. Photocopy of Regd. Deed of General Power of Attorney being Deed No. I- 1698/2026 dated 29.05.2026 of DSR Paschim Bardhaman.
3. Photocopy of Regd. Deed of Gift being Deed No. I- 2290/2023 dated 29.05.2023 of ADSR Kulti.


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Advocate
Asansol Court

Residence & Chamber:

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

4. Photocopy of Regd. Deed of Gift being Deed No. 3962/2012 dated 27.07.2012 of ADSR Asansol.
5. Photocopy of Regd. Deed of Sale being Deed No. 4865/1972 dated 28.06.1972 of DSR Paschim Bardhaman.
6. Photocopy of Regd. Deed of Sale being Deed No. 4449/1972 dated 14.06.1972 of DSR Paschim Bardhaman.
7. Photocopy of Regd. Deed of Sale being Deed No. 2276/1972 dated 06.04.1972 of DSR Paschim Bardhaman.
8. Photocopy of L.R. Porcha in the name of Rohit Poddar_in respect of L.R. Plot No. 2882 & other several plots vide L.R. Khatian No. 7266 dated 21.07.2025.
9. Photocopy of Khajna (land rent) in the name of Rohit Poddar_vide Receipt No. REVREC2024230804181 dated 03.08.2024.
10. Photocopy of Conversion Certificate in the name of Rohit Poddar_vide Case No. CN/2025/2308/19 dated 18.07.2025.

Devolution of Title:

1. That the one part landed property mentioned above originally belonged to Sami Nath Shaw and while holding and possessing the same he sold and transferred the total land measuring an area of 10 Decimal appertaining to C.S. Plot No. 2164 under C.S. Khatian No. 23 & 1000 Corresponding to R.S. Plot No. 2886 under R.S. Khatian No. 1669 & 1540 within Mouza- Barakar, J.L. No. 30, Chowki -Asansol, P.S. & ADSR Kult, Dist. Burdwan at Present Paschim Bardhaman unto and in favor of Ram Lal Poddar by virtue of a Regd. Deed of Sale being Deed No. 4865/1972 dated 28.06.1972 of DSR Paschim Bardhaman.
2. That the another part landed property mentioned above originally belonged to Madhusudan Ghosh, Bablu Ghosh (Minor), Banodebi Ghosh (Minor), Prarthana **Ghosh** (Minor), Constituted Natural Guardian Parubala Ghosh and while holding and possessing the same he sold and transferred the total land measuring an area of 76

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Decimal appertaining to C.S. Plot No. 2160 & 2165 under C.S. Khatian No. 23 Corresponding to R.S. Plot No. 2882 & 2887, within Mouza- Barakar, J.L. No. 30, Chowki - Asansol, P.S. & ADSR Kulti, Dist. Burdwan at Present Paschim Bardhaman unto and in favor of Ram Lal Poddar by virtue of a Regd. Deed of Sale being Deed No. 2276/1972 dated 06.04.1972 of DSR Paschim Bardhaman.

3. That the aforesaid Ram Lal Poddar @ Ram Lal Poddar and Rajendra Prasad Poddar @ Rajendra Poddar (both since deceased) who were full brothers in relation jointly purchased the land measuring an area of 33 satak comprised in RS Plot 2878 of the said mouza-Barakar, P.S. Kulti, Dist Paschim Bardhaman from its previous owner by virtue of a registered deed of sale dated 11.04.1986 being deed no. 2072/1986 of ADSR Asansol.
4. That by way of such purchase above named Ram Lal Poddar acquired right title and ownership of the same i.e. 12 decimal in CS plot 2160 corresponding to RS plot 2882, 64 decimal in CS plot 2165 corresponding to RS plot 2887, 10 decimal in CS plot 2164 corresponding to RS plot 2886 and 16.50 decimal in RS plot 2878 (total 102.5a decimal) and while holding and possessing the same he transferred land appertaining to R.S. Plot No. 2882, 2887, 2878, 2886 under Khatian No. 23, within Mouza- Barakar, J.L. No. 30, Chowki -Asansol, P.S. & ADSR Kulti, Dist. Paschim Bardhaman unto and in favor of Rajendra Prasad Poddar @ Rajendra Prosad Poddar @ Rajendra Poddar by virtue of a Regd. Deed of Gift being Deed No. 3962/2012 dated 27.07.2012 of ADSR Asansol.
5. That the another part landed property mentioned above originally belonged to Mrityunjoy Ghosh, Anand Chandra Ghosh & Satish Chandra Ghosh and while holding and possessing the same he sold and transferred the total land measuring an area of 9 Decimal appertaining to C.S. Plot No. 2161 under Khatian No. 23 corresponding to R.S. Plot No. 2883, within Mouza- Barakar, J.L. No. 30, Chowki -Asansol, P.S. & ADSR Kulti, Dist. Burdwan at Present Paschim Bardhaman unto and in favor of Rajendra Prasad Poddar @ Rajendra Prosad Poddar @ Rajendra Poddar (Since Deceased) by virtue of a Regd. Deed of Sale being Deed No. 4449/1972 dated 14.06.1972 of DSR Paschim Bardhaman.

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6. That by way of such purchase above named Rajendra Prasad Poddar @ Rajendra Prosad Poddar @ Rajendra Poddar (Since Deceased) acquired right title and ownership of the same and while holding and possessing the same he got his name recorded in the L.R. Record of Rights in respect of L.R. Khatian No. 34271 and thereafter he died intestate leaving behind his widow Kusum Poddar and one son name Rohit Poddar and one married daughter name Richa Saha as his only legal heirs and successors as per Hindu Succession Act. 1956.
7. That by way of such inheritance above named Kusum Poddar, Rohit Poddar & Richa Saha acquired right title and ownership of the same and while holding and possessing the same Kusum Poddar & Richa Poddar transferred the total land measuring an area of 128 Decimal appertaining to C.S. Plot Nos. 2160, 2161, 2164, 2165 corresponding to R.S. & L.R Plot Nos. 2882, 2883, 2886, 2887 under L.R. Khatian No. 3427, within Mouza-Barakar, J.L. No. 30, Chowki -Asansol, P.S. & ADSR Kulti, Dist. Present Paschim Bardhaman by way of Gift to Rohit Poddar by virtue of a Regd. Deed of Gift being Deed No. I- 2290/2023 dated 29.05.2023 of ADSR Kulti.
8. That by way of such purchase above named Rohit Poddar acquired right title and interest over the said land and while holding and possessing the same he got his name recorded in the L.R. Record of Rights in respect of L.R. Plot No. 2882 & other several plots vide L.R. Khatian No. 7266 and have been paying Khajna thereto and they also obtained Conversion Certificate vide Case No. CN/2025/2308/19.
9. That above named Rohit Poddar executed a Regd. Development Construction Agreement in favour of **MAGNOLIA DEVELOPERS**, a Partnership firm, Represented by its partners namely 1. Amit Agarwalla 2. Raghav Poddar for intended to develop the said landed property as mentioned above the land measuring an area 95 Decimal appertaining to C.S. Plot Nos. 2160, 2161, 2164, 2165 corresponding to R.S. & L.R Plot Nos. 2882, 2883, 2886, 2887 under L.R. Khatian No. 7266, within Mouza- Barakar, J.L. No. 30, Chowki - Asansol, P.S. & ADSR Kulti, Dist. Paschim Bardhaman, by virtue of a Regd. Deed of Development Construction Agreement vide Deed No. I-1692/2026 dated 29.05.2026 of

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10. That above named Rohit Poddar also executed a General Power of Attorney in favour of M.M. BUILDERS, appoint nominate, and constitute **MAGNOLIA DEVELOPERS**, a Partnership firm, Represented by its partners namely 1. Amit Agarwalla 2. Raghav Poddar for the land measuring an area 95 Decimal appertaining to C.S. Plot Nos. 2160, 2161, 2164, 2165 corresponding to R.S. & L.R Plot Nos. 2882, 2883, 2886, 2887 under L.R. Khatian No. 7266, within Mouza- Barakar, J.L. No. 30, Chowki -Asansol, P.S. & ADSR Kulti, Dist. Paschim Bardhaman, by virtue of a Regd. Deed of General Power of Attorney being Deed No. I- 1698/2026 dated 29.05.2026 of DSR Paschim Bardhaman.

Note:-

1. That our report is based upon photocopies of the documents scrutinized as above and originals are not verified.
2. That our report is based upon the concerned land area of 95 decimal as per Development agreement.

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. 7266 and the live data in the system generated Porcha/ Record of Rights as on 18.06.2025 reveal that Rohit Poddar is the present Recorded Owner-Raiyat.

Searches at ADSR Kulti:

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)


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Department for the year 2013 to 2026.

I hereby certify that the above mentioned property owned by Rohit Poddar 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.

The receipt for the relevant searches is enclosed herewith.



(Nabanita Banerjee)

Dated: 18.06.2026

Advocate

(Enrollment No. WB/272/2010)



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