

Sudipto Ghatak

Advocate,

B.Com.LL.B.LL.M

District Court, Asansol
Dist: Paschim Bardhaman

Deals in :

Civil, Criminal, Arbitration,
Tax matters & Registration etc.



RESIDENCE CUM CHAMBER:

C/O. Jagabandhu (Subhas) Ghatak,
Debasis Ghatak Sarani, Upper Chelidanga
Beside Vaishnovi Tower, Asansol-713304
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Chamber also at : School Para, Raniganj

Ref. No.

Date 22.04.2024.


TO WHOM IT MAY CONCERN

'UNIVERSAL ARCADE'

Item no. :1- That the landed property measuring 03 katha equivalent to L.R. Recorded as 0.05 acres equivalent to 05 decimal, at L.O.P. No.- 191 appertaining to C.S. Plot No.- 210 (P) corresponding to L.R. Plot No.- 340 under L.R. Khatian no.- 6505 within Mouza - ASANSOL, J.L. no.- 035 (previously J.L. No.- 024), Police Station- Asansol (South), Dist. Paschim Bardhaman (previously District - Burdwan), originally belongs to Shri Subhankar Som, s/o Late Chittaranjan Som, who acquired the property by dint of Gift Deed being no.-I-0252/1997, Additional District Registrar of Burdwan, at Asansol from Govt. of West Bengal being gifted to as being persons displaced from East Pakistan (now Bangladesh) for their rehabilitation, which the Govt. of W.B. previously acquired to rehabilitate the Refugees from East Pakistan (now Bangladesh).

Item No. 2:- That the landed property measuring 06 katha, comprised in or upon L.O.P. No.- 190 appertaining to C.S. Plot No.- 244 (P) corresponding to L.R. Plot No.- 340 under L.R. Khatian no.- 6309 within Mouza - ASANSOL, J.L. no.- 035 (previously J.L. No.- 024), Police Station- Asansol (South), Dist. Paschim Bardhaman (previously District - Burdwan) originally belonged to Smt. Kamala Bala Dey alias Kamala Dey (since deceased) wife of Late Kalipada Dey, who acquired the property by dint of Gift Deed being no.-I-0031/1995, Additional District Registrar of Burdwan, at Asansol from Govt. of West Bengal being gifted to as being persons displaced from East Pakistan (now Bangladesh) for their rehabilitation, which the Govt. of W.B. previously acquired to rehabilitate the Refugees from East Pakistan (now Bangladesh).

AND WHEREAS Kalipada Dey pre-deceased his wife & thereafter Smt. Kamala Bala Dey alias Kamala Dey while in possession of the property expired intestate leaving behind four sons and one daughter namely, Ashok Dey (since deceased), Alok Dey (since


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deceased), **Shri Narayan Dey, Shri Ram Gopal Dey & Smt. Arati Dey** as her only legal heirs and successors to inherit her left away properties, in 1/5 th shares each according to Hindu Succession Act.

Thus, **Ashok Dey (since deceased), Alok Dey (since deceased), Shri Narayan Dey, Shri Ram Gopal Dey & Smt. Arati Dey**, became the absolute owners of the property.

WHEREAS Ashok Dey @ Asok Kumar De s/o Late Kalipada Dey & Late Kamala Bala Dey @ Kamal Dey, expired intestate leaving behind his four sons & widow namely **Biswajit Dey (since deceased), Shri Manas Kumar Dey, Shri Tapas Kumar Dey, Shri Amit Kumar Dey & Smtya. Shibani Dey** respectively as his only legal heirs & successors to inherit to his effects and estates in equal share & proportions each.

THEREAFTER, Biswajit Dey s/o Late Ashok Dey expired issueless, intestate leaving his widow namely **Smt. Shikha Dey** as his only legal heir & successor to inherit to his effects and estates in equal share & proportions each in accordance to the Hindu Succession Act, 1956.

AND WHEREAS Alok Dey s/o Late Kalipada Dey & Late Kamala Bala Dey @ Kamal Dey, expired intestate leaving behind his only son & widow namely **Shri Anup Dey & Smt. Bithika Dey** as his only legal heirs & successors to inherit to his effects and estates in equal share & proportions each in accordance to the Hindu Succession Act, 1956.

AND WHEREAS the above named Landowners i.e., Smtya. Sibani Dey, Smtya. Shikha Dey, Manas Kumar Dey, Tapas Kumar Dey, Amit Kumar Dey, Smtya. Bithika Dey, Anup Dey, Miss Arati Dey, Narayan Dey, Ramgopal Dey became the absolute owners & possessors having proportionate shares each in the part of the schedule mentioned property & they have been openly, peacefully & uninterruptedly & jointly owning & possessing the said below mentioned schedule property & have subsequently


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recorded & mutated their names in the L.R. Record of Rights at the office of S.D.L. & L.R.O. (E.P.-1), Asansol being L.R. Plot No.- 340 appertaining to L.R. Khatian Nos.- 6312, 6313, 6314, 6315, 6316, 6317, 6318, 6319, 6320, 6321, respectively within Mouza - ASANSOL, J.L. no.- 035, Police Station- Asansol (South), Dist.- Paschim Bardhaman, measuring 06 katha equivalent to 0.10 acres equivalent to 10 decimal (more or less) & have been paying khajna/ground rent ever since to the Government of West Bengal.

Item No. 3:- That the landed property measuring 06 katha, comprised in or upon L.O.P. No.- 189 appertaining to C.S. Plot No.- 244 (P) corresponding to L.R. Plot No.- 340 under L.R. Khatian no.- 1391 within Mouza - ASANSOL, J.L. no.- 035 (previously J.L. No.- 024), Police Station- Asansol (South), Dist. Paschim Bardhaman (previously District - Burdwan) originally belonged to Smt. Binapani Roy Choudhury (since deceased) wife of Late Baidyanath Roy Choudhury, who acquired the property by dint of Gift Deed being no.-I-0034/1991, Additional District Registrar of Burdwan, at Asansol from Govt. of West Bengal being gifted to as being persons displaced from East Pakistan (now Bangladesh) for their rehabilitation, which the Govt. of W.B. previously acquired to rehabilitate the Refugees from East Pakistan (now Bangladesh).

AND WHEREAS the husband of Binapani Roy Choudhury namely Baidyanath Roy Choudhury predeceased her as issueless, intestate, as Hindu & later Binapani Roy Choudhury expired issueless, intestate leaving behind her only 05 (five) numbers of Nephews namely Shri Malay Chattopadhyay alias Malay Chatterjee, Shri Sujoy Kumar Chatterjee, Shri Bibekananda Chatterjee, Shri Subhash Chatterjee & Dr. Arabinda Chatterjee alias Arabinda Chatterjee from her 02 (two) deceased brothers namely Tarapada Chatterjee & Krishnapada Chatterjee as her only legal heirs & successors to inherit to her effects and estates in equal share & proportions each in accordance to the Hindu Succession Act, 1956.

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AND WHEREAS the above named Landowners i.e., Shri Malay Chattopadhyay alias Malay Chatterjee, Shri Sujoy Kumar Chatterjee, Shri Bibekananda Chatterjee, Shri Subhash Chatterjee & Dr. Arabinda Chatterjee alias Arabinda Chatterjee became the absolute owners & possessors having equal shares each in the part of the above mentioned property & they have been openly, peacefully & uninterruptedly & jointly owning & possessing the said below mentioned schedule property & have subsequently recorded & mutated their names in the L.R. Record of Rights at the office of S.D.L. & L.R.O. (E.P.-1), Asansol being L.R. Plot No.- 340 appertaining to L.R. Khatian Nos.- 6384, 6385, 6386, 6388 & 6387 respectively within Mouza - ASANSOL, J.L. no.- 035, Police Station- Asansol (South), Dist.- Paschim Bardhaman, measuring 06 katha equivalent to 0.10 acres equivalent to 10 decimal (more or less) & have been paying khajna/ground rent ever since to the Government of West Bengal.

AND WHEREAS in the circumstances mentioned above all the Landowners i.e., (1)Shri Subhankar Som, (2)Smtya. Sibani Dey, (3)Smtya. Shikha Dey, (4)Manas Kumar Dey, (5)Tapas Kumar Dey, (6)Amit Kumar Dey, (7)Smtya. Bithika Dey, (8)Anup Dey, (9)Miss Arati Dey, (10)Narayan Dey, (11)Ramgopal Dey, (12)Shri Malay Chattopadhyay alias Malay Chatterjee, (13)Shri Sujoy Kumar Chatterjee, (14)Shri Bibekananda Chatterjee, (15)Shri Subhash Chatterjee & (16)Dr. Arabinda Chatterjee alias Arabinda Chatterjee above named absolutely seized and possessed of or otherwise well and sufficiently entitled to the property fully mentioned in the entire mentioned schedule in each item and all have been openly, peacefully, uninterruptedly & jointly owning & possessing the same.

AND WHEREAS the Landowners above named intended to develop the schedule mentioned land for the G+V multistoried building namely "UNIVERSAL ARCADE"

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consisting of various residential units & garages total measuring area 15 katha (03 katha + 06 katha + 06 katha) equivalent to 24.75 decimal (more or less) of homestead land comprised in L.O.P. No.- 189, 190 & 191 appertaining to C.S. Plot No.- 210 (P) & 244 (P) corresponding to R.S. Plot no.- 210 corresponding to L.R. Plot No.- 340 appertains to L.R. Khatian Nos.- 6505, 6312, 6313, 6314, 6315, 6316, 6317, 6318, 6319, 6320, 6321, 6384, 6385, 6386, 6388 & 6387 respectively, alongwith all easement rights at - 01 number Mohishila Colony, Near Atachaki Bye Lane, Simultala, Asansol and they made conversion to Commercial Bastu, and they while in possession intending to develop the property entered into a Development Agreement with 'UNIVERSAL CONSTRUCTION Co.', a Partnership Firm, being represented by one of its Partner namely, Shri Amit Rai, by dint of Deed no.- I-230501323 for the year 2023, ADSR, Asansol and appointed it as their constituted attorney by dint of a Power of Attorney being no.-I-230501526/2023, ADSR, Asansol.

That, 'UNIVERSAL CONSTRUCTION Co.', being the Developer firm after such Development Agreement being executed amalgamated the abovesaid adjoining lands and, it developed the landed properties thus Item no.1 and 2 and 3 altogether being amalgamated, i.e., Total landed property being developed is 15 katha (03 katha + 06 katha + 06 katha) equivalent to 24.75 decimal (more or less) and constructed a multi-storied (G+5) building named as "UNIVERSAL ARCADE" after getting plan sanctioned by Asansol Municipal Corporation, vide Building Permit no.- SWS-OBPAS/1101/2023/1619 DATED 19.12.2023 and said building consists of several flats, garages, to be sold to the intending purchasers.

1, Sudipto Ghatak, advocate certify that Sri/Smt./Messrs (1)Shri Subhankar Som, (2)Smtya. Sibani Dey, (3)Smtya. Shikha Dey, (4)Manas Kumar Dey, (5)Tapas Kumar Dey, (6)Amit Kumar Dey, (7)Smtya. Bithika Dey, (8)Anup Dey, (9)Miss Arati Dey, (10)Narayan Dey, (11)Ramgopal Dey . (12)Shri Malay Chattopadhyay alias Malay

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Chatterjee, (13)Shri Sujoy Kumar Chatterjee, (14)Shri Bibekananda Chatterjee, (15)Shri Subhash Chatterjee & (16)Dr. Arabinda Chatterjee alias Arabinda Chatterjee represented by their Attorney 'UNIVERSAL CONSTRUCTION Co.' has/have a valid clear, absolute, good, perfect and marketable title to the property/ies shown above and the title deeds to the property concerned being original and not duplicate or fake and that after search made at registrar office and going through all the documents I am of the opinion that the said property under consideration is free from any encumbrance.

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