

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,
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Chamber also at : School Para, Raniganj

Ref. No.....

Date 17.04.2023...

TO WHOM IT MAY CONCERN

'DIPALI RESIDENCY'

That the property at R.S. Plot no.-535 & 536, LR Plot no.-588 & 589, J.L.-35, of Mouza-Asansol, P.S.- Asansol(S), Dist.-Paschim Bardhaman, at Arya Kanya School Road, Aradanga, Near Durga Mandir, Asansol-713303, and along with other properties, originally belonged to **Bhiburanjan Saha** (since deceased) and **Priya Ranjan Saha** (since deceased), s/o. Surendra Chandra Saha, who acquired the property by dint of two Sale Deeds being nos.-I-2023/1963, Sub- Registrar, Asansol from Mahadeb Roy and Smt. Putubala Dasi and another deed being no.-I-7731/1967, Sub- Registrar, Asansol from Kashinath Roy.

That **Bhiburanjan Saha** while in possession of the property died intestate leaving behind his two sons namely, **Sri Pijush Kanti Saha** and **Sri Nirmal Kanti Saha**, as his only legal heirs according to Hindu Succession Act to inherit his left away properties.

That **Sri Pijush Kanti Saha** and **Sri Nirmal Kanti Saha**, s/o. Late **Bhiburanjan Saha** and their uncle **Priya Ranjan Saha** filed a partition suit and got their abovesaid joint property partitioned by a final decree from Civil Judge Sr. Divn., 1st, at Asansol Court and the Ld. Court had been pleased to allot the above mentioned property measuring 04 Katha to **Sri Pijush Kanti Saha** and another portion measuring 04 Katha to **Sri Nirmal Kanti Saha**.

Thus, **Sri Pijush Kanti Saha**, became the absolute owner of the property and he recorded his name in LR ROR vide LR Porcha of LR Kh-5613, LR Plot no.-588 & 589 and **Sri Nirmal Kanti Saha** also became the absolute owner of the property and he recorded his name in LR ROR vide LR Porcha of LR Kh-5614, LR Plot no.-588 & 589 and they made conversion to Commercial Bastu, and while in possession they intending to develop the property measuring total area 08 Katha, jointly entered into a

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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-230504134/2021, ADSR, Asansol** and appointed it as their constituted attorney by dint of a Power of Attorney being no.-**I-230504168/2021, ADSR, Asansol**.

That, '**UNIVERSAL CONSTRUCTION Co.**', being the Developer firm developed the property and constructed a multi-storied (G+4) building named as '**DIPALI RESIDENCY**' after getting plan sanctioned by Asansol Municipal Corporation, vide Building Permit no.-**SWS-OBPAS/1101/2022/1224/EXT/1**, and said building consists of several flats, shops etc., to be sold to the intending purchasers.

I, Sudipto Ghatak, advocate certify that Sri/Smt./Messrs **Sri Pijush Kanti Saha and Sri Nirmal Kanti Saha, s/o. Late Bhuburanjan Saha, Represented by their constituted 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 office of registrar 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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17.04.23