

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 12.04.2023..

TO WHOM IT MAY CONCERN

That the property at **R.S. Plot no.-536, LR Plot no.-589, J.L.-35, of Mouza-Asansol, P.S.- Asansol(S), Dist.-Paschim Bardhaman**, 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 **07 Katha 04 Chhatak 29 Sq. Ft.** to **Priya Ranjan Saha**.

Thus, **Sri Priya Ranjan Saha**, became the absolute owner of the property and he recorded his name in LR ROR vide LR Porcha of LR Kh-894, LR Plot no.-589 and he while in possession of the property died intestate leaving behind his only daughter namely, **Smt. Chandra Maji**, w/o. **Subrata Maji**, as his only legal heir according to **Hindu Succession Act** to inherit his left away properties.

Thus, **Smt. Chandra Maji**, w/o. **Subrata Maji**, D/o. **Priya Ranjan Maji** became the absolute owner of the property and she recorded her name in LR ROR vide LR Porcha of LR Kh-6218, LR Plot no.-589 and she made conversion to Commercial Bastu, and while in possession she intending to develop the property entered into a Development Agreement with '**UNIVERSAL CONSTRUCTION Co.**', a Partnership Firm, being

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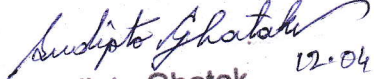
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represented by one of its Partner namely, **Shri Amit Rai**, by dint of Deed no.-I-230100997/2023, **DSR, Paschim Bardhaman** and appointed it as their constituted attorney by dint of a Power of Attorney being no.-I-230100999/2023, **DSR, Paschim Bardhaman**.

That, '**UNIVERSAL CONSTRUCTION Co.**', being the Developer firm developed the property and constructed a multi-storied (G+4) building named as '**DIPALI RESIDENCY BLOCK 2**' 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, to be sold to the intending purchasers.

I, Sudipto Ghatak, advocate certify that Sri/Smt./Messrs **Smt. Chandra Maji**, **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 D.S.R., Asansol 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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12.04.23