

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

Phone : (0341)2281547

Mob : 9475002863, 7384025296

Email id : sudiptoghatak83@gmail.com

Chamber also at : School Para, Raniganj

Ref. No.....

Date 12.04.2023.

TO WHOM IT MAY CONCERN

That the landed property at **LOP no.-224, CS Plot no.-125 (P), R.S. Plot no.-249, LR Plot no.-246, J.L.-35, of Mouza-Asansol, P.S.- Asansol(S), Dist.-Paschim Bardhaman**, originally belonged to **Smt. Usharani Ganguly** (since deceased), w/o. Late **Hrishikesh Ganguly**, who acquired the property by dint of Gift Deed being no.-**I-257/1988**, 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).

That **Smt. Usharani Ganguly**, (since deceased) while in possession of the property her husband pre-deceased his wife i.e., **Usharani Ganguly** and thereafter **Smt. Usharani Ganguly** while in possession of the property died intestate leaving behind his only son namely, **Sri Debabrata Ganguly**, according to Hindu Succession Act.

Thus, **Sri Debabrata Ganguly**, became the absolute owner of the property and he recorded his name in ROR vide LR Porcha dated 24.05.2019 issued in favour of **Debabrata Ganguly**, Mouza-Asansol of LR Kh-4537, LR Plot no.-246 and he made conversion to Commercial Bastu, and while in possession he 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-230507400/2022, ADSR, Asansol** and appointed it as their constituted attorney by dint of a Power of Attorney being no.-**I-230507651/2022, ADSR, Asansol**.

That, '**UNIVERSAL CONSTRUCTION Co.**', being the Developer firm developed the property and constructed a multi-storied (G+4) building named as '**SABITA APARTMENT**' after getting plan sanctioned by Asansol Municipal Corporation, vide Building Permit no.-**SWS-OBPAS/1101/2022/0338**, and said building consists of several flats, to be sold to the intending purchasers.

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Advocate
District Judge's Court
Paschim Bardhaman
Mob : 7001090745

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I, Sudipto Ghatak, advocate certify that Sri/Smt./Messrs Sri DEBABRATA GANGULY , 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 A.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