

*Sudipto Ghatak*

Advocate,

**B.Com.II.B.II.M**

District Court, Asansol

Dist: Paschim Bardhaman

Deals in :

Civil, Criminal, Arbitration,

Tax matters & Registration etc.



**RESIDENCE CUM CHAMBER:**

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Chamber also at : School Para, Raniganj

Ref. No. ....

Date 17.04.2023....

**TO WHOM IT MAY CONCERN**

**'PRATIMA APARTMENT'**

***Item no. :1-***That the landed property at LOP no.-478, CS Plot no.-125 (P), part of C.S. Plot no.-79 (P) corresponding to R.S. & L.R. Plot no.- 79/3389, J.L.-37 (previously J.L.No.-25), of Mouza-Mohishila, P.S.- Asansol(S), Dist.-Paschim Bardhaman, originally belonged to Sunit Roy alias Sunit Kumar Roy (since deceased), s/o. Late Jagadish Chandra Roy, who acquired the property by dint of Gift Deed being no.-I-179/1993, 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 Sri Sunit Roy alias Sunit Kumar Roy, ( since deceased) while in possession of the property expired intestate leaving behind his wife i.e., Smt. Anuradha Roy and his two sons namely, Sri Sourav Roy & Sri Tapash Roy and one daughter namely, Smt. Soma Ganguly, as his only legal heirs and successors to inherit his left away properties, according to Hindu Succession Act.

Thus, Smt. Anuradha Roy, Sri Sourav Roy, Sri Tapash Roy and Smt. Soma Ganguly became the absolute owner of the property and they recorded their names in ROR and while in possession they sold property measuring 02 Katha of the property to 'UNIVERSAL CONSTRUCTION Co.', a Partnership Firm, being represented by one of its Partner namely, Shri Amit Rai, by dint of Deed no.-I-020510012/2019, ADSR, Asansol recoded its name in ROR vide LR Khatian no.-5309 , R.S. & L.R. Plot no.- 79/3389, and it made conversion to Commercial Bastu, and now 'UNIVERSAL CONSTRUCTION Co.' is the absolute owner of the property abovesaid.

***Item No. 2:-*** That the landed property at LOP no.-478, CS Plot no.-125 (P), part of C.S. Plot no.-79 (P) corresponding to R.S. & L.R. Plot no.- 79/3389, J.L.-37 (previously J.L.No.-25), landed property measuring 07 Decimals equivalent to 0.07 Acres of Mouza-

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*Mohishila, P.S.- Asansol(S), Dist.-Paschim Bardhaman, originally belonged to Samir Kumar Roy (since deceased), s/o. Late Jagadish Chandra Roy, who acquired the property by dint of Gift Deed being no.-I-178/1993, 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, while in possession of the property Sri Samir Kumar Roy and his wife Smt. Pratima Roy both expired intestate leaving behind three daughters namely, Smt. Mallika Roy Chowdhury, Smt. Subrata Banerjee and Smt. Sutapa Roy and one son namely, Sri Sarit Kumar Roy as their only legal heirs and successors to inherit their left away properties, in 1/4 th shares each according to Hindu Succession Act.*

*Thus, Smt. Mallika Roy Chowdhury, Smt. Subrata Banerjee and Smt. Sutapa Roy and Sri Sarit Kumar Roy, became the absolute owners of the property measuring 07 Decimals equivalent to 0.07 Acres and they recorded their names in LR ROR vide LR Porchas of LR Kh-4965,4966,4967 & 4964, respectively, LR Plot no.-79/3389 and they made conversion to Commercial Bastu, and while in possession Smt. Mallika Roy Chowdhury 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-230510140/2022, ADSR, Asansol and appointed it as her constituted attorney by dint of a Power of Attorney being no.-I-230510145/2022, ADSR, Asansol and also Smt. Subrata Banerjee and Smt. Sutapa Roy and Sri Sarit Kumar Roy intending to develop the property entered into another Development Agreement with the same developer 'UNIVERSAL CONSTRUCTION Co.', by dint of Deed no.-I-230510848/2022, ADSR, Asansol and also appointed it as their constituted attorney by dint of a Power of Attorney being no.-I-230510859/2022, ADSR, Asansol.*

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That, '**UNIVERSAL CONSTRUCTION Co.**', being the Developer firm and also being owner of the land measuring 02 Katha equivalent to 3.3 Decimals which is adjoined land of the other abovesaid landed property measuring 7 Decimals equivalent to 0.07 Acres, it developed its owned landed property measuring 02 Katha along with the landed property measuring 7 Decimals equivalent to 0.07 Acres, thus **Item no.1** and **2** altogether being amalgamated, i.e., Total landed property being developed is 10.3 Decimals and constructed a multi-storied (G+4) building named as '**PRATIMA APARTMENT**' after getting plan sanctioned by Asansol Municipal Corporation, vide Building Permit no.-**SWS-OBPAS/1101/2022/1028**, 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 '**UNIVERSAL CONSTRUCTION Co.**', a Partnership Firm, being represented by one of its Partner namely, **Shri Amit Rai, AND Smt. Mallika Roy Chowdhury, Smt. Subrata Banerjee and Smt. Sutapa Roy and Sri Sarit Kumar Roy**, 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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