

BASUDEV CHAKRABORTY, L.L.M.

Advocate

Contact Nos. 9800827119 / 9832121942
E-mail: mailadvocatebasu@rediffmail.com

Residence & Chamber: -

Ballavpur: : P.O. Midnapore : : P.S. Kotwali,
Dist - Paschim Medinipur : : Pin - 721 101,
State - West Bengal, Union of India

Ref. No.

Date: 10.03.2021

To whom it may concern

- 1) Regd. Deed of Sale being no. 5056 for the year 1970;
- 2) Regd. Deed of Gift being no. 4918 for the year 2019;
- 3) Regd. Deed of Gift being no. 4940 for the year 2019;
- 4) Regd. Deed of Agreement of Developers being no. 141, for the year 2021;
- 5) Regd. Deed of Development Power of Attorney being no. 1602, for the year 2020.

After perusal all the above documents it is found that the landed property described in the schedule below previously belonged to Sudhindra Kumar Sanyal of 62, Majid Bari Street, under P.S. Bartola, Kolkata. And he gifted the schedule below property to his son Rajat Kumar Sanyal @ Rajat Sanyal by a registered Deed of Gift, being no. 4006 on 01.06.1970, which was recorded in Book No. 1, volume No. 66, from Page No. 75 to Page No. 77, for the year 1971.

And after that said Rajat Kumar Sanyal @ Rajan Sanyal son of Sudhindra Kumar Sanyal, transferred the same to Durga Charan Malakar son of Late Girish Chandra Malakar by Regd. Deed of Sale, being no. 5056/1971, at Midnapore Sadar Joint Subregistry;

And Durga Charan Malakar (Durga Charan Das) has been mutated his name at B.L. & L.R.O. and recorded his possession in L.R. Khatian No. 366, measuring with an area in his exclusive possession 0.1650 acre, and he also mutated his name before the Midnapore Municipality, within Ward 3(New)/22(Old), Premises Holding No. 235(New)/0011(Old).

And Durga Charan Malakar (Durga Charan Das), son of Girish Chandra Das Malakar, was died away on 14.12.1990, leaving behind his surviving wife, viz, Pratima Rani Das, two sons viz, Saktiman Das and Bhabani Das and three daughters viz, Jogmaya Das (Bera), Dipasree Das and Mandira Das as his legal heirs and also legal representatives in accordance with the Hindu Succession Act.

And after the demise of Durga Charan Malakar (Durga Charan Das), one of his un-married daughter died away on 12.04.1994 and his wife viz, Pratima Rani Das also died away on 13.05.2010.

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And after demise of one un-married daughter Mandira Das and wife Pratima Rani Das of Durga Charan Malakar (Durga Charan Das), the property as described in the schedule below have been performing and enjoying right, title, interest and possession by the viz, Saktiman Das, Bhabani Das, Jogmaya Das (Bera) and Dipasree Das in 1/4th undivided share in equal proportion.

And whereas while aforesaid surviving legal heirs and also legal representatives of Durga Charan Malakar (Durga Charan Das) have been performing and also enjoying right, title, interest and possession and paying of government and local authorities rates & taxes jointly and ejmali basis, aforesaid surviving two daughters of Durga Charan Malakar (Durga Charan Das) have transferred their share 1/4th each to their brother Bhabani Das by two valuable registered Deed of Gift, being Deed No. 4918/2019, dated 29/11/2019 and another one Deed No. 4940/2019 dated 02/12/2019. And after that Bhabani Das become the owner of the 3/4th share of schedule below property.

And after those events at present Saktiman Das & Bhabani Das son of Durga Charan Malakar (Durga Charan Das) are being the absolute lawful owners of the property fully described in the schedule below.

That SUHASINI CONSTRUCTIONS having its Head Office at Rabindranagar, P.O. Midnapore, under Police Station Midnapore, Dist – Paschim Medinipore, Pin – 721 101, within the State of West Bengal represented by its partners namely Sri Ananda Gopal Maity & Smt. Sweta Pal (Maity) have made a Registered Deed of Agreement of Developers, being no. 141, for the year 2021, with the said land owners.

That the said land owners Sri Saktiman Das and Sri Bhabani Das, executed a Deed of Development Power of Attorney being no. 1602, for the year 2020, in favour of Sri Ananda gopal Maity and Smt. Sweta Pal (Maity), the two partners of SUHASINI CONSTRUCTIONS.

That since Sri Ananda Gopal Maity and Smt. Sweta Pal (Maity), the two partners of SUHASINI CONSTRUCTIONS have empowered by the said land owners through two valuable Regd. Deed of Agreement of Developers being no. 141, for the year 2021 and the Regd. Deed of Development Power of Attorney being no. 1602, for the year 2020, which are made and executed by the said land owners.

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From the above perspective I am of the opinion that SUHASINI CONSTRUCTIONS, Midnapore, within the Paschim Medinipur District represented by its said partners have exclusively empowered to develop, construct and promote to sale residential apartments. And as per the records have supplied by the office concern, said landed property is free from all sorts of encumbrances and there is no other transfer of the schedule below landed property up to 2021 to date, other than those deeds as described as above.

SCHEDULE

District - Paschim Medinipur, under Police Station Midnapore - Kotwali, within the Midnapore Municipality, Ward No. 22(Old)/6(New), Premises Holding No. 235(New)/0011(Old), under Mouza - Keranitala, Mahalla - Burdge Town, J.L. No. 171, R.S. Khatian No. 114, Plot No. 188, Area - 7200 Squage Feet or 0.1650 acre, Bastu Land.

IT'S MEASUREMENT AS :-

North Arm : 120 feet - 00 inches.
South Arm : 120 feet - 00 inches.
East Arm : 60 feet - 00 inches.
West Arm : 60 feet - 00 inches.

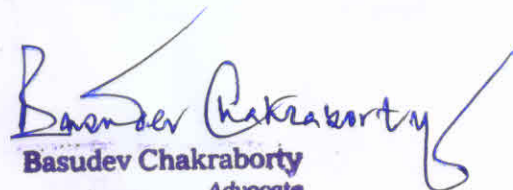
BUTTED & BOUNDED BY :-

On the North : - Dr. M.K. Biswas, Madan Maity & Debabrata Kundu;

On the South : - Ranjit Roy, Anjit Roy & Subodh Paul;

On the East : - Anup Kumar Mal;

On the West : - 30 feet wide Road.



Basudev Chakraborty

Advocate

**Enrolment No.
WB/475/2001**