

**Adv. Prasun Kumar Bandyopadhyay**  
LL.B (Cal)

Bankura District & Sessions Judges' Court  
P.S. & P.O. Bankura, Dist. Bankura

Contact No: 94741 43649  
7478016477

Residence cum Chamber  
Natunchati, BBD Nagar, (Panchbaga)  
P.O. Kenduadibi, Dist. Bankura.

Ref no.....

Date –

**Sub:- Legal Opinion.**

**Ref:- Project Abhinandan locates at Rajagram Mouza having JL no. 183 under P.S. & Dist – Bankura, developing by Raghunathjee Construction, a proprietorship business unit having runs under management of sole proprietor Mr Sougat Kundu.**

**In reference to the project I have perused following documents:-**

Sl No	Date	Particulars	Whether original provide for scrutiny
1	14.11.2025	Development agreement registered at office of ADSR Bankura being no. 010204798 of the year 2025.	Yes
2	18.11.2025	POA in favour of developer in consequence to Development agreement which registered at office of ADSR Bankura being no 010204853 of the year 2025.	Yes
3	05.03.2025	LR ror being no. 3146 of Rajagram Mouza having JL no. 183 under P.S. & Dist – Bankura.	Yes
4	19.03.2019	Permission to change the classification of use of land to Bastu reference to case no. CN/2018/0101/641	Yes
5	06.12.2025	Communication from Chairperson of Bankura Municipality confirming sanction of plan being Building permit no. SWS-OBPAS/1301/2025/0443.	Yes
6	06.12.2025	Sanctioned plan for B+G+4 apartment building	Yes
7	13.02.2014	Deed of sale registered at office of DSR Bankura being no. 283 of the year 2014	Yes
8	26.02.2013	General POA registered at office of DSR Bankura being no. 83 of the year 2013.	Xerox copy provided for scrutiny
9	28.02.2013	General POA registered at office of DSR Bankura being no. 84 of the year 2013.	Xerox copy provided for scrutiny
10	08.05.2013	General POA registered at office of DSR Bankura being no. 214 of the year 2013.	Xerox copy provided for scrutiny

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11	****	CS ror being no. 450 of Rajagram Mouza having JL no. 183 under P.S. & Dist – Bankura.	Xerox copy provided for scrutiny
12	*****	Certificate of legal heirs of deceased Gokul Kundu as issued by Councilor of Bankura Municipality	Xerox copy provided for scrutiny
13	*****	Certificate of legal heirs of deceased Bishnu Charan Kundu as issued by Councilor of Bankura Municipality	Xerox copy provided for scrutiny
14	17.03.2005	Deed of sale registered at office of ADSR Bankura being no. 1290 of the year 2005.	Xerox copy provided for scrutiny
15	18.05.2012	Deed of sale registered at office of DSR Bankura being no. 2076 of the year 2012.	Xerox copy provided for scrutiny
16	18.05.2012	Deed of sale registered at office of DSR Bankura being no. 2071 of the year 2012.	Xerox copy provided for scrutiny
17	24.04.2026	Online generated report	Computer extract

After considering and perusing above referred documents as well as its contents and also in course of my search for last 13 years I am of consideration that, the erstwhile owner Gokul Chandra Kundu had his ownership of 10.16 decimal land and Bishnucharan Kundu had his ownership of 2.54 decimal land in plot no. 1453 of Rajagram Mouza having JL no. 183 under P.S. & Dist – Bankura. The CS ror being no. 450 of Rajagram Mouza having JL no. 183 under P.S. & Dist – Bankura was prepared and published accordingly. Both of them no more. The certificate of legal heirs of deceased Gokul Kundu representing he left behind his four sons namely Ramjoy Kundu, Gostabihari Kundu, Prafulla Kundu & Ramkali Kundu. Out of them Ramjay Kundu stepped to Heaven and certificate of legal heirs representing he left behind his three sons namely Niranjana Kundu, Promod Kundu & Gyan Ranjan Kundu. Out of them Niranjana Kundu & Promod Ranjan Kundu relinquished the Earth and certificate of legal heirs representing Niranjana Kundu left behind his wife Puspa Kundu as his only descendent on the other hand Promod Ranjan Kundu left behind his wife Manju Kundu and two daughter Shila Dutta & Sudha Sen as his only legal heirs and successor. The certificate of legal heirs representing Gostabihari Kundu, Son of – Gokul Kundu demised leaving behind his two sons namely Kumud Ranjan Kundu & Nalini Ranjan Kundu. Both of them relinquished the Earth. As per certificate of legal heirs Kumud Ranjan Kundu stepped the heaven leaving behind his three daughters and five sons namely Nandarani Dutta, Uma Kar, Shyamali Dutta, Samiran Kundu, Sontosh Kundu, Goutam Kundu, Buddhadeb Kundu & Uttam Kundu on the other hand Nalini Ranjan Kundu relinquished leaving behind his three daughters and two sons namely Krishna

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Mushib, Dipali Dey, Lakshman Kundu, Tinku Dutta & Subrata Kundu. The previously stated Prafulla Kundu son of Gokul Kundu demises and the certificate of legal heirs representing he left behind his three sons namely Asit Kundu, Ajit Kundu, Amit Kundu. Out of them Asit Kundu & Ajit Kundu demised and certificate of legal heirs representing Asit Kundu demised leaving behind his three sons and one daughter namely Swapan Kundu, Tapan Kundu, Shovan Kundu & Mithu Mallick on the other hand Ajit Kundu demised leaving behind his two sons and one daughter namely Koushik Sen, Sabyasachi Kundu & Baishali Dey. The previously stated Bishnucharan Kundu stepped to heaven and the certificate of legal heirs representing he left behind his three sons namely Bijay Kundu, Haranath Kundu & Madan Mohan Kundu. All of them relinquished the Earth. The certificate of legal heirs representing Biajy Kundu breadth his last leaving behind his five sons and two daughter namely Debdas Kundu, Dilip Kundu, Manik Kundu, Santosh Kundu, Dipak Kundu, Bhakti Sen & Barati Dey. The previously stated Haranth Kundu demised leaving behind his wife Ichhamoti, two daughters namely Bela Daripa nee Kundu & Sandharani Sen nee Kundu and three sons namely Mahadeb Kundu, Harisankar Kundu & Somnath Kundu. Previously stated Madan Mohan Kundu son of – Bishnucharn Kundu demised leaving behind his two sons namely Damodar Kundu & Gangadhar Kundu and two daughters namely Mamata Pal & Ila Dey. Out of descendents of deceased Bishnu Charan Kundu previously stated Dilip Kundu, Manik Kundu, Santosh Kundu, Dipak Kundu, Bhakti Sen & Bharati Kundu jointly conveyed and transferred their entire share of Plot no. 1453 of Rajagram Mouza having JL no. 183 under P.S. & Dist – Bankura to Jharna Dutta, Sujata Dutta, Brajabasi Kundu & Bikash Kundu through Deed of sale registered at office of ADSR Bankura being no. 1290 of the year 2005. Subsequently Jharna Dutta conveyed and transferred her entire right title interest and possession appertains to Deed of sale registered at office of ADSR Bankura being no. 1290 of the year 2005 to one Manju Sen Kundu through Deed of sale registered at office of DSR Bankura being no. 2076 of the year 2012 and to Alpana Kundu through Deed of sale registered at office of DSR Bankura being no. 2071 of the year 2012. Out of above named persons upon whom originating from Gokul Chandra Kundu & Bishnu Charan Kundu title of (10.16 + 2.54) decimal land derived, the previously named Debdas Kundu, jointly with all the descendents of Haranath Kundu & Madan Mohan Kundu & Sitaran Kundu jointly appointed Damodar Kundu and Samiran Kundu as their attorney by dint of POA registered at office of DSR Bankura being no. 83 of the year 2013. Same as, Sujata Dutta, Brajabasi Kundu, Bikash Kundu jointly with descendents of Asit Kundu, Ajit Kundu, Promod Ranjan Kundu, Ramkali Kundu, except Subrata Kundu all of descendents of Nalini Ranjan Kundu and except Nandarani Dutta & Samali Dutta, all descendents of Kumud Ranjan Kundu jointly appointed Samiran Kundu, Achinta Kundu & Subrata Kundu as their attorney by dint of POA registered at

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office of DSR Bankura being no. 84 of the year 2013. Previously stated Nandarani Dutta & Shyamali Dutta appointed Samiran Kundu as their attorney by dint of POA registered at office of DSR Bankura being no. IV-214 of the year 2013. The appointed attorney on behalf of their respective principle as well as themselves conveyed and transferred and conveyed specific and demarcated 11.18 decimal land from plot no. 1453 at Rajagram Mouza having JL no. 183 under P.S. & Dist – Bankura to present owner Kalyani Kundu through Deed of sale registered at office of DSR Bankura being no. 383 of the year 2014. Be it mentioned here that out of erstwhile owners to whom title derived from pristine owner Bishnu Charan Kundu & Gokul Kundu , the previously stated Shyamali Dutta & Jharna Dutta did not conveyed and transferred their title to the property to the present owner Kalyani Kundu through Deed of sale registered at office of DSR Bankura being no. 383 of the year 2014. However I have found one confirmation made on swear by Shyamali Dutta confirming that as per amicable verbal arrangement they have verbally partitioned their ezmal interest of all lands jointly holding including Plot no. 1453 and accordingly partition effected by conduct of the parties. She further confirmed her no object in respect of demarcation of the land appertains to Deed of sale registered at office of DSR Bankura being no. 383 of the year 2014. I have found mutation entries stands recorded in the name of Kalyani Kundu under LR ror being no. 3146 of Rajagram Mouza having JL no. 183 under P.S. & Dist – Bankura. Mutation entries prima facie proof of possession. Hence I am of consideration that Kalyani Kundu Kundu got possession over and upon the land appertains to her Deed of sale registered at office of DSR Bankura being no. 383 of the year 2014 in accordance to her purchase. Through online I have found mutation entries till subsisting in the name of Kalyani Kunu. On approach of Kalyani Kundu the competent authority already pleased to change the classification of use of entire land appertains to Deed of sale registered at office of DSR Bankura being no. 383 of the year 2014 to Bastu. I have perused the report obtained through online and during my period of search neither found any transfer nor found any suit filed or pending for or against the present owner Mrs Kalyani Kundu Wife of – Goutam Kundu disputing her title and possession over and upon the land appertains to Deed of sale registered at office of DSR Bankura being no. 283 of the year 2014. Hence I am of consideration that title and possession of Kalyani Kundu, Wife of – Goutam Kundu over and upon the land appertains to Deed of sale registered at office of DSR Bankura being no. 283 of the year 2014 is undisputed and settled. Kalyani Kundu earmarked the land for development by constructing multistoried apartment building consisting numbers of self contain units habitable separately from each other and for the said purpose appointed Raghunathjee Construction Developer. As per mutual consent and covenant between Kalyani Kundu and Raghunathjee Construction the Development agreement executed which registered at office of ADSR Bankura being no.

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010204798 of the year 2025. I have perused the Development agreement and found owner's allocation specified in 2<sup>nd</sup> Schedule as 4B in 4<sup>th</sup> floor, 3C in 3<sup>rd</sup> floor, 2C in 2<sup>nd</sup> floor, 1A in 1<sup>st</sup> floor, commercial space C1 in Ground floor and 33% parking space in Ground floor and the allocation of Developer specified in 3<sup>rd</sup> Schedule as entire balance units. The consequential Development POA executed in favour of Developer conferring power to sale the developer's allocated units. The Development POA registered at office of ADSR Bankura being no. 010204853 of the year 2025. I have found plan already sanctioned by Bankura Municipality for construction of B+G+4 apartment building upon the land appertains to Deed of sale registered at office of DSR Bankura being no. 283 of the year 2014. The owner and developer provided all the Sl no. 01 to 07 items in Original.

**From the above observation** I am of opinion that, 11.8 decimal land in plot no. 1453 as recorded in LR ror being no. 3146 of Rajagram Mouza having JL no. 183 under P.S. & Dist – Bankura – which appertains to Development agreement executed which registered at office of ADSR Bankura being no. 010204798 of the year 2025 is standing in the name of Kalyani Kundu wife of Goutam Kundu is free from all encumbrances, charges and lien.

**Schedule of land appertains to Development agreement executed which registered at office of ADSR Bankura being no. 010204798 of the year 2025.**

**ALL THAT PIECE AND PARCEL** of specific and demarcated 11.8 decimal land in plot no. 1453 as recorded in LR ror being no. 3146 of Rajagram Mouza having JL no. 183 under P.S. & Dist – Bankura – which appertains to Development agreement executed which registered at office of ADSR Bankura being no. 010204798 of the year 2025.

Date – 29.04.2026

Place – Bankura.

Signature of Advocate

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