

Adv. Prasun Kumar Bandyopadhyay
LLB (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.

Date -

Ref no.....

Sub:- Legal Opinion.

**Ref:- Project Aranyak locates at Khudsole Mouza having JL no. 228 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:-

Date	Particulars
19.02.2026	Development Agreement registered at office of ADSR Bankura being no. 010200794 of the year 2026.
19.02.2026	POA executed in favour of Developer in consequence to Development Agreement registered at office of ADSR Bankura being no. 010200809 of the year 2026.
17.11.2022	LR ror being no. 3858 of Khudsole Mouza having JL no. 228 under P.S. & Dist - Bankura.
07.04.2025	LR ror being no. 4066 of Khudsole Mouza having JL no. 228 under P.S. & Dist - Bankura.
23.12.2024	Permission to change the classification of use of land to Commercial Bastu along with map attached as part of it being memo no. 4017 dated 23.12.2024 in reference to Case no. CN/2024/0101/147764.
20.11.2025	Communication from Chairperson of Bankura Municipality sanctioning plan
20.11.2025	Sanctioned plan for G+4 apartment building
07.11.2022	Deed of sale registered at office of ADSR Bankura being no. 010205899 of the year 2022
06.01.2023	Deed of sale registered at office of ADSR Bankura being no. 010200053 of the year 2023.
09.02.1996	Deed of sale registered at office of ADSR Bankura being no. 316 of the year 1996.
31.05.1982	Deed of sale registered at office of DSR Bankura being 5699 of the year 1982.
29.05.1982	Deed of sale registered at office of DSR Bankura being no. 5653 of the year 1982.
28.05.1982	Deed of sale registered at office of DSR Bankura being no. 5593 of the

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	year 1982.
05.06.1982	Deed of sale registered at office of DSR Bankura being no. 5930 of the year 1982.
04.07.1981	Deed of sale registered at office of DSR Bankura being no. 7457 of the year 1981
07.06.1983	Deed of sale registered at office of DSR Bankura being no. 4888 of the year 1983
10.03.2026	Online generated report

After considering and perusing above referred documents as well as its contents and also in course of my search for last 30 years I am of consideration that specific and demarcated 15 decimal land out of RS Plot no. 226 of Khudsole Mouza having JL no. 228 under P.S. & Dist – Bankura was devolved upon erstwhile owner Lalitmohan Bandyopadhyay through final decree of partition as passed by Id Civil Judge (S.D.), Bankura in suit being no. 56 of the year 1948. The specific portion allocated to Lalitmohan Bandyopadhyay shown in the partition map by marking 226/7. Contents of documents representing Lalitmohan Bandyopadhyay relinquished the Earth and he left behind Panchanan Bhandyopadhyay, Bijan Bihari Bandyopadhyay, Golok Bihari Bandyopadhyay, Arun Kumar Bandyopadhyay, Pulin Bihari Bandyopadhyay and Debrani as his only legal heirs and successors and accordingly they on status of only descendents of Lalit Mohan Bandyopadhyay entirely inherited specific and demarcated 15 decimal land out of RS Plot no. 226 as was allocated to Lalitmohan Bandyopadhyay through previously referred partition suit. Out of them Panchanan Bandyopadhyay conveyed and transferred his 1/6th share out of demarcated 15 decimal land to Pradip Kumar Mukhopadhyay through Deed of sale registered at office of DSR Bankura being no. 5653 of the year 1982, same as Bijan Bihari Bandyopadhyay conveyed and transferred 1/6th share to Pradip Kumar Mukhopadhyay through Deed of sale registered at office of DSR Bankura being no. 5699 of the year 1982, Arun Kumar Bandyopadhyay conveyed and transferred 1/6th share to Pradip Kumar Mukhopadhyay through Deed of sale registered at office of DSR Bankura being no. 5593 of the year 1982, Debrani conveyed and transferred 1/6th share to Pradip Kumar Mukhopadhyay through Deed of sale registered at office of DSR Bankura being no. 5930 of the year 1982. Accordingly Pradip Kumar Mukhopadhyay got ownership of 4/6th share out of demarcated 15 decimal land. Out of rest Golak Behari Bandyopadhyay conveyed and transferred his entire 1/6th share out of demarcated 15 decimal land in previously stated RS Plot no. 226 to Mahamaya Dutta through Deed of sale registered at office of DSR Bankura being no. 7457 of the year 1981. On the other hand Pulin Bihari Bandyopadhyay, who was owner of balance 1/6th share

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stepped to Heaven and after he departed his soul his wife son and daughter jointly conveyed and transferred 1/6th share out of demarcated 15 decimal land in RS Plot no. 226 to Mahamaya Dutta through Deed of sale registered at office of DSR Bankura being no. 4888 of the year 1983. Mahamaya Dutta subsequently conveyed and transferred her entire land appertains to Deed of sale registered at office of DSR Bankura being no. 7457 of the year 1981 & Deed of sale registered at office of DSR Bankura being no. 4888 of the year 1983 to Priti Mukherjee through Deed of sale registered at office of ADSR Bankura being no. 316 of the year 2016. The contents of deeds are representing Priti Mukherjee is better half of Pradip Mukherjee. Through online search I have found originating from RS Plot no. 226 several LR plots prepared including LR plot no. 557 & 561 and the land appertains to previously referred deed stood recorded in the name of Pradip Kumar Mukhopadhyay & Priti Mukherjee under LR ror being no. 1772 & 1542 splitting 05 decimal land in LR plot no. 557 and 10 decimal land in LR plot no. 561. Pradip Kumar Mukhopadhyay and Priti Mukherjee jointly conveyed and transferred entire 15 decimal land to Raghunathjee Construction (a sole proprietorship business unit) through Deed of sale registered at office of ADSR Bankura being no. 010205899 of the year 2022. Raghunathjee Construction subsequently out of land appertains to Deed of sale registered at office of ADSR Bankura being no. 010205899 of the year 2022 conveyed and transferred demarcated 02 Kathas or 3.3 decimal splitted as 01 Katha in LR plot no. 557 and 01 Katha in LR plot no. 561 to Moumita Khara through Deed of sale registered at office of ADSR Bankura being no. 010200053 of the year 2023. I have found mutation entries stands recorded in the name of Raghunathjee Construction under LR ror being no. 3858 and in the name of Moumita Khara under LR ror being no. 4066 of Khudsole Mouza having JL no. 228 under P.S. & Dist – Bankura. The LR ror representing Plot no. 557 classified as Bastu whereas LR plot no. 561 classified as Tara. Raghunathjee Construction applied for and the competent authority be pleased to change the classification of land in plot no. 561 as stands recorded in LR plot no. 3858 to Bastu vide Conversation Case no. CN/2024/0101/147764. Moumita Khara also applied for and the competent authority be pleased to change the classification of use of land in plot no. 561 as stands recorded under LR ror being no. 4066 to Bastu vide Conversation Case no. CN/2024/0101/147768. Moumita Khara and Raghunathjee Construction earmarked entire demarcated 15 decimal land appertains to Deed of sale registered at office of ADSR Bankura being no. 010205899 of the year 2022 & Deed of sale registered at office of ADSR Bankura being no. 010200053 of the year 2023 for construction of multistoried apartment building up to maximum limit consisting numbers of self contain units habitable separately from each other. Moumita Khara appointed Raghunathjee Construction as developer and accordingly development agreement cum amalgamation agreement executed which registered at office of

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ADSR Bankura being no. 010200794 of the year 2026. The Consequential POA also executed conferring power to sale the developer's allocated units which registered at office of ADSR Bankura being no. 010200809 of the year 2026. I have perused the Development Agreement and found allocation specified in 2nd Schedule as entire third floor and three car parking in Ground floor allocated to Moumita Khara and rest portion allocated to Raghunathjee Construction and also to Developer. The plan already sanctioned by Bankura Municipality for G+4 apartment building. I have perused the sanctioned plan and found each floor consist three unit layout as 'A', 'B' & 'C'. I have perused the report obtained through online and found mutation entries till subsisting in the name of Raghunathjee Construction & Moumita Khara and during my period of search neither I have found any transfer nor found any suit filed or pending for or against them disputing title and possession. Hence I am of consideration that land appertains to Development agreement registered at office of registered at office of ADSR Bankura being no. 010200794 of the year 2026 is undisputed and settled and there is no impediment to convey and transfer in favour of individual purchasers the self contain units out of apartment building earmarked for construction upon the land appertains to Development agreement registered at office of registered at office of ADSR Bankura being no. 010200794 of the year 2026.

Schedule of land appertains to Development agreement registered at office of registered at office of ADSR Bankura being no. 010200794 of the year 2026.

ALL THAT PIECE AND PARCEL of specific and demarcated land in RS Plot no. 226 corresponding to LR plot no. 557 and 561 as recorded in LR ror being no. 3858 & 4066 of Khudsole Mouza having JL no. 228 under P.S. & Dist - Bankura.

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