



Ref. No.....

Date 20.05.2024.

TO WHOM IT MAY CONCERN

'SUMUKHA RESIDENCY'

ITEM A:-

1. That the homestead landed property measuring an area of 6 (SIX) Cottahs, standing upon portion of C. S. Plot No. 30(P) bearing L. O. P. No. 108, R.S. Plot no.-90, LR Plot no.-149, J.L.-35, L.R. Khatian nos.-5596,5597 of Mouza-Asansol, P.S.- Asansol(S), Dist.-Paschim Bardhaman, at Mohishila Colony, within Asansol Municipal Corporation, Asansol, originally acquired by the State of West Bengal, and the Government of State of West Bengal with its intent to rehabilitate the refugees from East Pakistan now Bangladesh gifted several plots to several refugees and one such gift was made to **Gouranga Chandra Saha** (since deceased), s/o. Late Banku Behan Saha, who became its recorded owner, by dint of a Gift Deed being executed by the Governor of West Bengal being no.-I- 90/1988, Additional District Registrar of Burdwan at Asansol office.

2. That **Gouranga Chandra Saha** after such transfer became the absolute owner of the property and was in possession of the property and while in possession he died intestate leaving behind his wife, two sons and three daughters namely, (1) **Sovarani** (2) **Gautam Saha**, (3) **Uttam Saha**, (4) **Jharna Saha**, (5) **Meena Saha**, (6) **Reena Saha**, respectively, as his only legal heirs and successors to inherit his left away properties according to Hindu Succession Act.

3. That, (1) **Sovarani** (2) **Gautam Saha**, (3) **Uttam Saha**, (4) **Jharna Saha**, (5) **Meena Saha**, (6) **Reena Saha**, became the absolute joint owner of the property and after such devolution of the property, **Sovarani**, **Jharna Saha**, **Meena Saha** and **Reena Saha**, being the mother and three sisters gifted their whole share in the property to **Gautam Saha** and **Uttam Saha**, by dint of Gift Deed being No.-I-0205-01443/2019, ADSR, Asansol and thereafter **Gautam Saha** and **Uttam Saha**, recorded their names in LR ROR vide LR Porcha of LR Kh-5596 & 5597, and they were in two separate and equal enjoyment and possession by mutual partition and agreement and **Gautam Saha** while in possession of his portion he intending to develop the property measuring total area 03


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Katha, entered into a Development Agreement with 'M/s. SHREE SUMUKHA DEVELOPERS LLP', a Limited Liability Partnership Firm, being represented by its Partner namely, (1) Sri Dibakar Patar, (2) Sri Subrata Maji, (3) Mr. Debasis Misra, by dint of Deed no.-I-230503359/2022, ADSR, Asansol and appointed it as their constituted attorney by dint of a Power of Attorney being no.-I-230503371/2022, ADSR, Asansol.

4. Whereas, Uttam Saha, while in possession of his portion and share in the aforesaid property measuring total area 03 Katha, sold it to Manoj Kumar Burnwal by dint of Sale Deed no.-I-3260/2022, ADSR, Asansol.

ITEM B:- 2. That, another homestead landed property adjoining to the property abovesaid measuring an area of 6 (Six) Cottahs, standing upon portion of C. S. Plot No. 30(P) bearing L. O. P. No. 111, R.S. Plot no.-87, LR Plot no.-150, J.L.-35, L.R. Khatian nos.-4104 of Mouza-Asansol, P.S.- Asansol(S), Dist.-Paschim Bardhaman, at Mohishila Colony, within Asansol Municipal Corporation, Asansol, originally acquired by the State of West Bengal, and the Government of State of West Bengal with its intent to rehabilitate the refugees from East Pakistan now Bangladesh gifted several plots to several refugees and one such gift was made to **Gour Chandra Saha** (since deceased), s/o. Late Braja Kishore Saha, who became its recorded owner, by dint of a Gift Deed being executed by the Governor of West Bengal being registered in Book-II, Vol. no.-II, Page-969 to 972 for the Year 1990, Additional District Registrar of Burdwan at Asansol office.

*That **Gour Chandra Saha** after such transfer became the absolute owner of the property and was in possession of the property and while in possession he gifted his property to son namely, **Utpal Kumar Saha**, by dint of Gift Deed being no.-I-7882/2013, ADSR, Asansol and thereafter **Utpal Kumar Saha** after becoming absolute owner of the said property recorded his name in LR ROR vide LR Porcha of **LR Kh-4104**, he while in possession of it sold 03 Kathas of land out of 06 Katha of landed property to one **Manoj Kumar Burnwal** by dint of Sale Deed no.-I-3259/2022 and intending to develop the remaining part i.e., 03 Katha of land entered into a Development Agreement with 'M/s. SHREE SUMUKHA DEVELOPERS LLP', a Limited Liability Partnership Firm by*

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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:

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

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dint of Deed no.-**I-230503360/2022, ADSR, Asansol** and appointed it as their constituted attorney by dint of a Power of Attorney being no.-**I-230503370/2022, ADSR, Asansol**.

*That, Manoj Kumar Burnwal by virtue of Sale Deed no. I-3259/2022 and 3260/2022 mentioned above became the absolute owner of landed property measuring 06 Kathas recorded his name in LR ROR vide LR Porcha of **LR Kh-6708**, and which he intending to develop the remaining part i.e., 03 Katha of land entered into a Development Agreement with '**M/s. SHREE SUMUKHA DEVELOPERS LLP**', a Limited Liability Partnership Firm by dint of Deed no.-**I-230504677/2022, ADSR, Asansol** and appointed it as their constituted attorney by dint of a Power of Attorney being no.-**I-230504687/2022, ADSR, Asansol**.*

*That the properties mentioned in **Item A** and **B** are adjoining lands measuring total area- 12 Katha.*

*That, '**M/s. SHREE SUMUKHA DEVELOPERS LLP**', being the Developer firm by dint of three Development agreements being nos.- **I-230503359/2022, I-230503360/2022 and I-230504677/2022, ADSR, Asansol** is developing the property and constructing a multi-storied (G+5) building named as '**SUMUKHA RESIDENCY**' after amalgamating the lands and after getting plan sanctioned from Asansol Municipal Corporation, vide Building Permit no.-**SWS-OBPAS/1101/2023/2141**, and said building shall consist of several flats, garages, shops etc., to be sold to the intending purchasers.*

I, Sudipto Ghatak, advocate certify that Sri/Smt./Messrs (1) **Gautam Saha**, (2) **Utpal Kumar Saha** and (3) **Manoj Kumar Burnwal**, Represented by their constituted Attorney **M/s. SHREE SUMUKHA DEVELOPERS LLP**, 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 office of registrar 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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