

Date: 5.1.2026

To
The AGM
State Bank of India
RASMECCC
Asansol

Sub:- Chain of title in respect of the property owned & possessed by **Sri. Jaswant Singh & Sri. Prithpal Singh for proposed construction of G+IV multistoried building consisting of several self-contained flats, parking space etc.**

Dear Sir,
The land measuring 0.10 acres situated in LOP No 304 in CS plot No 302 (P) & 310 (P), Mouza Asansol, JL No 23, (Now it is JL No 35), P.S Asansol, Dist Burdwan belongs to 1) Mr. Bhupen Chakraborty 2) Smt. Mamata Chakraborty 3) Smt. Shila Chakraborty (since deceased) 4) Smt. Shyamali Chakraborty 5) Debabrata Chakraborty (since deceased) all resident of Mohishila colony, Asansol who jointly acquired the said land from Govt. of W.B by Regd. deed of Gift being No 101 for the year 2012 of ADSR office Asansol as "Refugee". Be it mentioned the said deed of Gift executed by R.R & R Dept, Burdwan. By virtue of such Gift Sri. Bhupen Chakraborty & four others became joint owner of said land each having to the extent of 1/5th undivided shares.

Becoming owner of said land Sri. Bhupen Chakraborty, Smt. Mamata Chakraborty, Smt. Shila Chakraborty, Smt. Shyamali Chakraborty and Sri. Debabrata Chakraborty respectively mutated their names in Govt. record being LR plot No 1499 under LR khatian Nos. 3690, 3720, 3721, 3722 & 37323, Mouza Asansol, JL NO 35, P.S Asansol, Dist Burdwan.

Sri. Debabrata Chakraborty while owning & possessing his respective shares of land situated in said plot, khatian & Mouza then he expired leaving behind following persons-

- 1) Mr. Siddhartha Chakraborty (son)
- 2) Miss Anindita @ Anindita Chakraborty (daughter)
- 3) Miss Anamika @ Anamika Chakraborty (daughter)
- 4) Mrs. Kalpana Chakraborty (widow)

As legal heirs of Lt. Debabrata chakraborty who jointly inherited the respective shares of Lt. Debabrata Chakraborty. In this regard I have perused one legal heirs certificate issued by Nagar Palik Nigam Katni (M.P) dt. 28.11.23. which is enclosed herewith.

Smt. Shila Chakraborty while owning & possessing her respective shares of land situated in said plot, khatian & Mouza the she expired leaving behind following persons-

- A) Mrs. Nivedita Bhattacharya (daughter)
- B) Mrs. Sharbani Choudhury (daughter)

As legal heirs of Lt. Shila Chakraborty who jointly inherited the property left by deceased Shila Chakraborty. In this regard I have perused one legal heirs certificate issued by AMC councillor dt. 16.12.23.

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That the aforesaid persons as well as legal heirs while owning & possessing the said 10 decimal land situated in said plot, khatian & Mouza then 1) Bhupen Chakraborty 2) Mrs. Mamata Chakraborty 3) Mrs. Shyamali Chakraborty 4) Mr. Siddhartha Chakraborty 5) Miss Anindita @ Anindita Chakraborty 6) Miss Anamika @ Anamika Chakraborty 7) Mrs. Kalpana Chakraborty 8) Mrs. Nivedita Bhattacharya 9) Mrs. Sharbani Choudhury jointly had sold & transferred the said 10 decimal Bastu land with single storied residential building having its covered area 200 sq.ft situated in LOP No 304, C.S Plot Nos. 302 (P) & 310 (P) corresponding to RS plot No 1282, LR plot No 1499, Under LR khatian Nos. 3690, 3720, 3721, 3722 & 3723, Mouza Asansol, JL no 35, P.S Asansol (S), Dist Paschim Bardhaman-713303 in favour of Mr. Prithpal Singh s/o Lt. Bhajan Singh 2) Mr. Jaswant Singh s/o Lt. Jarnail Singh of S.P Mukherjee Road, Asansol 713303, Dist Paschim Bardhaman by Regd. sale deed No 908 for the year 2024 dt. 6.2.24 of ADSR office Asansol. Be it mentioned here Anindita Chakraborty and Anamika Chakraborty sold & transferred their respective shares of land through their lawful constituted attorney Kalpana Chakraborty w/o Lt. Debabrata Chakraborty. the said General power of attorney duly registered at Katni, M.P bearing SL No. MP 208052023 A 42596087 for the year 2023 dt. 29/11.23. The said General power of attorney is valid, legal & enforceable in Law which is enclosed here with.

By virtue of such purchase Prithpal Singh & Jaswant Singh became joint owners of said land. Becoming owner of said land then have respectively mutated their names in Govt. record being LR plot No 1499 under LR khatian No 7251, 7252, Mouza Asansol, JL No 35, P.S Asansol (S), Dist Paschim Bardhaman each having 05 decimal land. Be it mentioned here in LR record the said land has been recorded as "Bastu" & they have respectively paid ground rent to the revenue dept. Govt. of W.B upto 1431 B.S on 27.10.24. Thereafter aforesaid land owners respectively converted the said land from "Bastu" to "commercial Bastu" vide conversion case No CN/2025/2305/710 measuring 05 decimal & conversion case No CN/2025/2305/711 measuring 05 decimal both dt. 29.7.25. That the aforesaid land owners jointly got ADDA NOC vide memo No ADDA/ASL/2025/000702 dt. 1.4.25 for development the said land situated in said plot, khatian & Mouza.

That Sri. Jaswant Singh S/o Lt. Jarnail Singh 2) Sri. Narinder Kaur w/o Jaswant Singh 3) Sri. Soumitra Chatterjee s/o Lt. Bibeka Nanda Chatterjee formed a partnership firm under Name & style "M/S OMKARA INFRASTRUCTURES" having its principal place of Business at S.P Mukherjee Road first right Bye lane Asansol-713303, Dist Paschim Bardhaman object of the said firm to deal real estate Business. That all the partners are the managing partners of said firm, they jointly or individually empowered to deal all things for & on behalf of firm.

Sri. Jaswant Singh & Pritpal Singh got NOC from W.B fire & emergency services vide memo No FSR/211862506300014370 dt. 30.5.25.

That the aforesaid land owners got Building permit vide permit No SWS-OBPAS/1101/2025/0870 dt. 20.11.25 for proposed construction of multi storied residential building G+IV storied upon the said plot, khatian & Mouza.

I have perused one Regd. development & construction agreement being No 9142 for the year 2025 dt. 27.11.25 Regd. at ADSR office Asansol from the recital of said agreement it appears that "OMKARA INFRASTRUCTURES" represented by one of its partners Sri. Jaswant Singh S/o Lt. Jarnail Singh empowered to develop the said land by raising G+IV multistoried building consisting of several self contained flats, parking space etc. in accordance with the AMC approved plan. Be it mentioned here in

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development agreement there is specifically mentioned 40% owners allocation upon the total constructed area of proposed multi storied building G+IV to be constructed upon the said land in accordance with the AMC approved plan.

I have perused one Regd. general power of attorney being No 9240 dt. 2.12.25 of ADSR office Asansol from the recital of said general power of attorney it appears that land owners duly appointed nominated, authorized & constituted "OMKARA INFRASTRUCTURES" represented by one of its partners Sri. Jaswant Singh is true & Lawful constituted attorney & empowered the said attorney to sell & transfer the flats, parking space etc. to be constructed upon the said plot, khatian & Mouza in favour of intending purchaser/purchasers on behalf of sad firm.

I have caused necessary searches at ADSR office Asansol, RA Kolkata & Concern Court & found aforesaid property owned & possessed by **Sri. Jaswant Singh & Sri. Prithpal Singh** has not been transferred in favour of any person/persons or any concern. I further found that there is no litigation relating to the said property.

I hereby certify that the above mentioned property i.e vacant Bastu land owned & possessed by **Sri. Jaswant Singh & Sri. Prithpal Singh** is free from all sorts of encumbrances, Charges, liabilities, liens, lispensens & attachment of any kind whatsoever & the said property is absolutely clear, free & marketable.

It is also hereby certified that the above mentioned land is not affected by any restriction of Urban land (Ceiling & Regulation) Act, 1976 & the same is not under any claim of ADDA & AMC. Hence the property i.e vacant Bastu land owned & possessed by **Sri. Jaswant Singh & Sri. Prithpal Singh** is free from all sorts of encumbrances & has marketable title.

Hence the property i.e vacant commercial Bastu land owned & possessed by **Sri. Jaswant Singh & Sri. Prithpal Singh** is free from all sorts of encumbrance & has marketable title. This property is fit for equitable mortgage for proposed construction of G+IV multistoried building in accordance with the AMC approved plan. SARFAESI Act is applicable upon the proposed mortgage property by the mortgagee Bank.

Thanking you,

Yours faithfully,

Maloy Kumar Burman
(Maloy Kumar Burman)
Advocate

Maloy Kumar Burman
Advocate
Asansol Court