

10728/25

10785/2025



পশ্চিমবঙ্গ পঞ্জিকা বিধাল WEST BENGAL

A.R.A. 33
IV

M 889133

15/08/2025
Additional Registrar of
Assurances-IV, Kolkata

5934190/

Certified that the Document is admitted to
Registration. The SignatureSheet and the
endorsement sheets attached to this document
are the part of this Document.

Additional Registrar of
Assurances-IV, Kolkata

18 JUL 2025

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 15th day of
July, 2025;

BETWEEN

007783

Sl. No. Date
Name
Add.
ACCT. S. No.

15 JUL 2005
14 JUL 2005

B.L. Project

73/C, Indra S.

KOLK

SC

SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



140720252015845089

GRIPS Payment Detail

GRIPS Payment ID:	140720252015845089	Payment Init. Date:	14/07/2025 14:40:20
Total Amount:	1272969	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI EPay
BRN:	8983209804312	BRN Date:	14/07/2025 14:41:31
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Debraj Chakraborty
Mobile: 9051061069

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260158450918	Directorate of Registration & Stamp Revenue	1272969
Total			1272969

IN WORDS: TWELVE LAKH SEVENTY TWO THOUSAND NINE HUNDRED SIXTY NINE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

Page 1 of 2

Govt. of West Bengal
 Directorate of Registration & Stamp
 Revenue
 GRIPS eChallan



192025260158450918

GRN Details

GRN:	192025260158450918	Payment Mode:	SBI Epay
GRN Date:	14/07/2025 14:40:20	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	8983209804312	BRN Date:	14/07/2025 14:41:31
Gateway Ref ID:	1463872721	Method:	Bank of Baroda - Retail and Corporate NB
GRIPS Payment ID:	140720252015845089	Payment Init. Date:	14/07/2025 14:40:20
Payment Status:	Successful	Payment Ref. No:	2001986384/3/2025 [Query No*Query Year]

Depositor Details

Depositor's Name:	Mr Debabrata Chakraborty
Address:	18C Northern Avenue Kolkata 700037
Mobile:	9051061069
Period From (dd/mm/yyyy):	14/07/2025
Period To (dd/mm/yyyy):	14/07/2025
Payment Ref ID:	2001986384/3/2025
Dept Ref ID/DRN:	2001986384/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001986384/3/2025	Property Registration- Stamp duty	0030-02-105-003-02	1113213
2	2001986384/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	159756
			Total	1272969

IN WORDS: TWELVE LAKH SEVENTY TWO THOUSAND NINE HUNDRED SIXTY NINE
 ONLY.

(1) **SMT. ATREYEE BASU**, having PAN: AENPB2226A, Aadhaar No. 7405 2660 3837, daughter of Late Amitabha Mitra and wife of Sunit Basu, by faith - Hindu, by occupation - Retired from Service, by Nationality - Indian, residing at HA-270, Sector-III, Tank No. 13, Purbachal, Salt Lake, P.O. - Purbachal, P.S. - Bidhannagar (N), District - North 24-Parganas, Kolkata - 700097, (2) **SMT. ADITI CHUNDER**, having PAN: ACJPC8478M, Aadhaar No. 2225 3037 2750, daughter of Late Amitabha Mitra, by faith - Hindu, by occupation - Retired from Service, by Nationality - Indian, residing at 23, Nirmal Chandra Street, P.O. - Bowbazar, P.S. - Bowbazar, Kolkata - 700012 and (3) **DR. DIPANKAR MTIRA**, having PAN: AEYPM8942F, Aadhaar No. 7560 8236 4760, son of Late Former Justice Satyabrata Mitra, by faith - Hindu, by occupation - Medical practitioner Cardiologist, by Nationality - Indian, of Flat No. 4AB, on the 4th Floor of Premises No. 35 (commonly called BL 35), Tara Sankar Sarani, Belgachhia, P.O. - Belgachhia, P.S. - Tala, Kolkata - 700037, hereinafter jointly and collectively called and referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective heirs, successors, executors, representatives, administrators and assigns) of the **ONE PART**;

A N D

B. L. PROJECT AND INFRASTRUCTURES, having PAN: AALFB0210G, a partnership concern, having its registered office at 73/1, Indra Biswas Road, P.O. - Belgachhia, P.S. - Tala, Kolkata - 700037, represented by its partners (1) **SRI DEBABRATA CHAKRABORTY**, having PAN: ACIPC5882E, Aadhaar No. 5490 1068 5133, son of Late Amal Bikash Chakraborty, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 56/1C, Anath Deb Lane, Belgachhia, P.O. - Belgachhia, P.S. - Tala, Kolkata - 700037 and (2) **MINTU DAS**, having PAN: AEVPD2843R, Aadhaar No. 2448 1704 3208, son of Late Babulal Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 49A, Indra Biswas Road, Belgachhia, P.O. - Belgachhia, P.S. - Tala, Kolkata - 700037, hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its heirs, successors, executors, representatives, administrators and assigns) of the **OTHER PART**;



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
15 JUL 2025

WHEREAS one Sailendranath Mitra (since deceased) was the absolute owner of ALL THAT the Premises No. 20, Tara Sankar Sarani comprised of a two storied brick built dwelling house/ building measuring in entirety 1400 sq.ft. more or less of covered area standing upon a plot of land measuring 2 Kathas 14 chittaks 43.756 sq. ft. equivalent to 2114 sq. ft. more or less. The same is described in details in the Schedule hereunder provided.

AND WHEREAS the said Late Sailendranath Mitra died intestate sometime in 1968 (his wife having predeceased him long back) leaving behind the following persons as his legal heirs and heiresses as per the relevant sections of the laws of Hindu intestate Succession of the land, viz :-

(1) Satyabrata Mitra - since deceased SON, (2) Amitabha Mitra - since deceased SON (3) Debabrata Mitra - since deceased SON and (4) Ira Mitra - since deceased DAUGHTER who jointly thereupon acquired the ownership upon, ever and of the herein Schedule hereunder property as a consequence of the above, each, thus, having an undivided and undemarcated proportionate 1/4th

share or interest in the same in terms with the relevant provisions of the Hindu Succession Act as amended upto date.

AND WHEREAS the said Debabrata Mitra (since deceased son of late Sailendranath Mitra above noted) and the said Ira Mitra (since deceased daughter of late Sailendranath Mitra aforesaid) died unmarried and intestate respectively on 23.09.1999 and 15.07.2007 following which, their respective undivided and undemarcated and proportionate 1/4th shares in the said property hereafter referred to as the "said shares" vested in their surviving brothers being - Satyabrata Mitra and Amitabha Mitra (both now since deceased) in equal shares each, thus making the said late Satyabrata Mitra and Late Amitabha Mitra the joint owners of the Schedule property hereto, each having therein an undivided and undemarcated 1/2 share respectively in terms with the relevant sections of the laws of inheritance of the land and in conformity with the Hindu Succession Act as amended upto date.

AND WHEREAS the said Late Satyabrata Mitra died intestate on the 20th of July, 2014 leaving behind surviving him, his wife, Chhanda Mitra (since deceased) and his only son and Child,

Dipankar Mitra, the Vendor No. 3 herein who as per the laws of Hindu Intestate succession inherited jointly, the said undivided and undemarcated 1/2 share of the said Late Satyabrata Mitra in respect of the property scheduled hereunder thereby each becoming entitled to a 1/4th share in the same as per Hindu Succession Act as amended upto date.

AND WHEREAS the said Chhanda Mitra breathed her last on the 5th of August, 2018 leaving behind her only son, Dipankar Mitra the Vendor no. 3 herein, as her only legal heir to the said undivided and undemarcated 1/2 share left behind by said late Satyabrata Mitra comprised and contained in the Schedule property hereto in terms with the Hindu Succession Act, thus making the Vendor No. 3 the absolute owner of an undivided and undermarcated 1/2 (half) of the Schedule property herein.

AND WHEREAS the said Amitabha Mitra died intestate on 08.09.2008 leaving behind his wife Sheuli Mitra (since deceased) and three married daughters viz. Atreyee Basu (Vendor No. 1), Aditi Chunder (Vendor No. 2) and Archana Basu (since deceased) as his sole legal heirs and heiresses in respect of the said undivided and

undemarcated 1/2 share in the Schedule property in terms with the Hindu Succession Act as amended upto date who jointly became entitled to the same as per law.

AND WHEREAS as a consequence of the above the said Sheuli Mitra (since deceased), Aditi Chunder, Atreyee Basu and Archana Basu (since deceased) thus became jointly entitled to the said $\frac{1}{2}$ share of Late Amitabha Mitra contained in the Schedule property to the tune and extent of $1/8^{\text{th}}$ share each.

AND WHEREAS the said Sheuli Mitra died intestate on 02.11.2009 leaving behind her said three daughters above named as her sole heiresses in respect of the said 1/2 (half) share of Late Amitabha Mitra contained in the Schedule property mentioned hereunder as per the relevant laws of intestate succession of the land.

AND WHEREAS as a result of the above the said Aditi Chunder (Vendor No. 2 herein), Atreyee Basu (Vendor No. 1 herein) and Archana Basu (since deceased) Individually acquired $1/6^{\text{th}}$ share (each) carved out of the said 1/2 (half) share left behind by

Late Amitabha Mitra above said contained in the Schedule hereto property.

AND WHEREAS said Archana Basu (since deceased) died intestate and without bearing a child on 02.03.2025 as a result whereof her $1/6^{\text{th}}$ share formed out of the said $1/2$ share of Late Amitabha Mitra equally devolved upon her own surviving sisters, being the Vendor Nos. 1 and 2 herein in terms with the Hindu Succession Act as amended upto date.

AND WHEREAS as a result of the above the Vendor Nos. 1 and 2 herein now are jointly the owners of the said undivided and undemarcated $1/2$ share of Late Amitava Mitra each having $1/4^{\text{th}}$ share and/or interest therein.

AND WHEREAS as a consequence of the aforesaid series of intestate inheritances now, the Vendor Nos. 1 and 2 jointly hold, possess and own an undivided and undemarcated $1/2$ (half) share contained in the Schedule property hereto And the Vendor No. 3 herein, solely and exclusively holds, owns and possesses an

undivided and undemarcated 1/2 (half) share contained in the Schedule property hereto.

AND WHEREAS despite being cousins of the 1st degree, the Vendors herein have all through been in a harmonious and warm relationship with each other as if they are own brothers and sisters.

AND WHEREAS as a mark of love and affection the said Vendors herein share for each other and to document the same on paper, the said Vendors herein have by way of several deeds of gift gifted each other a part or moiety of the respective share in the Schedule property whereby the Vendor No. 3 had gifted to the Vendor No. 1, 45 sq. ft. more or less in land area and 45 sq. ft. in more or less the dwelling house (equivalent to 90 sq.ft. more or less) vide a Deed of Gift dated 20.06.2025, registered with the ADSR Sealdah vide Deed No. 160602377 for the year 2025.

AND WHEREAS by virtue of another Deed of Gift dated 20.06.2025, the said Vendor No. 3 herein (Dipankar Mitra) gifted in favour of the Vendor No. 02, herein ALL THAT 45 sq. ft. more or less of land and 45 sq. ft. more or less in the dwelling house (equivalent

to 90 sq.ft. more or less) absolutely and forever the said was registered with the ADSR Sealdah vide Deed No. 160602376 for the year.

AND WHEREAS similarly by way of a registered Deed of Gift dated 20.06.2025, the Vendors No. 1 and 2 herein made an absolute gift of their respective 45 sq. ft. more or less of land and 45 sq. ft. more or less of area in the building (equivalent to a total of 180 sq.ft. more or less) in favour of the Vendor No. 3 herein named. The said deed was registered with the ADSR Sealdah vide Deed No. 160602378 for the year 2025.

AND WHEREAS the Vendor No. 3 hereto hence had gifted as above cited a total of 180 sq. ft. more or less of area carved out of and contained in the Schedule property to unto and in favour of his First degree cousin (sisters) the Vendors No. 1 and 2 herein and similarly the Vendors No. 1 and 2 have made an absolute gift of 180 sq. ft. more or less of are carved out of and contained in the Schedule property in a manner aforesaid to, unto and in favour of the Vendor No. 3 herein named.

AND WHEREAS on the 21st of June, 2025 as the Vendors had gathered at the Schedule premises for daily upkeep and maintenance, they to their utter shock and dismay found the original deed with regard to the schedule property was missing from where it was kept following which they urgently lodged a diary with the local police authorities on the 22nd of June, 2025 well within time following which the same was duly published in a Bengali Newspapers 'Ajkal' on the 4th day of July, 2025 and "The Statesman" on 5th day of July, 2025 in the classified segment.

AND WHEREAS the said Schedule "A" property herein has become dilapidated and worn out due to lack of maintenance, the owners being residential away therefrom for a long time.

AND WHEREAS the Vendors/Owners have applied for and have duly got their names mutated with the records of the Kolkata Municipal Corporation as owners thereof.

AND WHEREAS the said Schedule "A" property is a two storied dilapidated and worn out property containing three bed rooms, two toilets and one drawing room on the Ground Floor and three bed rooms, two toilets and one drawing room on the First

Floor. It shall be pertinent to note here that the entire building has cemented floors without a garage or car parking space and has got no lift and/or lift facilities whatsoever.

AND WHEREAS the roof of the Schedule "A" property has developed cracks and hence seepage/percolation of water through them is an obvious occurrence.

AND WHEREAS the Owners/Vendors have made it clear with the purchaser that the title document of the said property on being reported missing has been duly reported with the Tala P.S. on the 22nd of June 2025 vide GDE No. 1726 of 2025. There has been a formal newspaper notification respectively on 05.07.2025 in 'The Statesman' and on 04.07.2025 in the 'Ajkal' newspapers made by the Vendor No. 3 for self and on behalf of the other two Vendors herein named.

AND WHEREAS the vendors have made it expressly clear with the purchaser that there is a title suit pending vide No.65/2025 before the Ld. Civil Judge Senior Division Sealdah. The purchasers has expressed their desire to by the schedule property along with the aforesaid Title Suit.

AND WHEREAS at present the Vendors herein, being desirous to sell the said property, more fully described in the Schedule "A" hereunder written TOGETHER WITH all right, title and interest appertaining thereto has been approached by the Purchaser herein named for sale of the same in their favour.

AND WHEREAS as a result of the above, the parties hereto mutually reciprocated to each others desire and hence the Vendors herein agreed to sell and the Purchaser herein agreed to buy the Schedule hereto property at or for a settled consideration of Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs) only.

NOW THIS INDENTURE WITNESSES as follows :-

That in pursuance of the aforesaid offer and acceptance culminating into a mutual agreement and in full consideration of the sum of Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs) only. paid by the Purchaser to the Vendors hereby at or before the execution of these presents the receipt whereof the Vendors admit and acknowledge vide Memo. hereunder provided. The Vendors herein do hereby sell, grant, convey, transfer, assign and assure

unto in favour of the Purchaser herein **ALL THAT** the two storied brick built dwelling house having a total constructed covered area of 1400 sq. ft. more or less standing upon and/or together with a piece or parcel of land thereunto belonging whereon or on part whereof the same has been erected containing by admeasurement an area of 02 (two) cottah 14 (fourteen) chittaks 43.756 sq. ft. more or less of land more or less being the Premises No. 20, Tarasankar Sarani, Kolkata - 700037, P.O. -Belgachia, P.S. - Tala, under Kolkata Municipal Corporation Ward No. 05, having Assessee No. 11052400272 more fully described in the Schedule hereunder on as where is whatsoever there is basis **HOWSOEVER OTHERWISE** the same is now situated butted bounded called known, numbered described or distinguished together with all ways, patthas, ground and soils advantages of light, right, liberties, privileges, easements, appendages and appurtenances whatsoever thereunto belonging or the anywhere appertaining thereto or any part thereof with all right, title and interest appertaining thereto.

AND ALL estate, right, title, interest, use, possession, claim or demand whatsoever of the Vendors in laws or in equity upon the said property or any part thereof schedule herein and the reversion

or reversions, remainder or remainders and all the rents, if any, issues, profits, according thereof and which may hereafter be in the custody power or possession of the Vendors or any person or persons from the Vendors may procure the same without any action either at law or in equity TO HAVE AND TO HOLD own possess and enjoy the schedule property and every part thereof hereby granted conveyed, transferred, sold, assigned and assured or otherwise expressed or intended so to be unto and to the use of the Purchaser and his successors, absolutely and for ever, together with the said T.S. No.65 of 2025 charges and claims.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows:-

- a) Notwithstanding any act, deed or thing by the Vendors done executed or knowingly suffered to the contrary the Vendors subject to the afore cited T.S. 65/2025 now have good right, full power indefeasible title and absolute authority in fee simple to grant, transfer, convey, assign and assure the schedule property hereby granted, assigned and assured and/or otherwise expressed or intended and to be unto and to the use of the Purchaser in the manner aforesaid. The

Vendors further covenant that the property Schedule hereto is a dwelling house bereft of any tenants occupants etcetera. Further that the Vendors have already disclosed to the Purchaser about the earlier said missing deed and the purchaser has also duly satisfied themselves about the Vendors' title and marketability of and in the property and have thus agreed for this sale.

b) The Purchaser shall at all times hereafter peacefully possess and enjoy the said schedule property and every part thereof without any eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors and that free and clear and freely and clearly and the Vendors hereby are the Vendors hereby are absolutely acquitted, exonerated, discharged and released by the Purchaser of his liabilities in the property on and from the day of registration of this conveyance. The Purchaser shall keep the Vendors totally saved, harmless and indemnified from and against all forms and natures of defects in title, latent or patent and anything of like nature, assurances, charges, Mortgages, debts litigations, if any, of and by the

Vendors arising from and/or accruing from the schedule property.

c) The Vendors and all other person or persons having or claiming any estate right, title and interest into or upon the said land including any part thereof under or in trust for the Vendors shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser, execute or cause to be done and executed all such acts, deeds and things for further better and more perfectly and effectually assuring the said land unto and to the use of the Purchaser in the manner hereinbefore according to the true interest and meaning of these presents as shall or any reasonably be required.

THE SCHEDULE HEREUNDER WRITTEN

(Description of the property)

ALL THAT entirely of the piece and parcel of land measuring about 2 Kathas 14 chittaks 43.756 sq. ft. more or less equivalent to 2114 sq. ft. more or less together with a two storied brick built building standing thereupon admeasuring and/or having a covered area of 700 sq. ft. more or less on each floor thereby totaling 1400 sq.ft. more or less constructed structure/building comprising of

Aditi chander

three bed rooms, two toilets and one drawing room on the Ground Floor and three bed rooms, two toilets and one drawing room on the ^{residential, cemented floor} First Floor, without any garage/car parking of any sort and without any lift or lift facility of any nature situate, lying at and being Premises No. 20, Tara Sankar Sarani, Kolkata - 700037, P.O. - Belgachia, P.S. - Tala, under KMC Ward No. 05 (detailed in the Map/Plan annexed herewith), having **KMC Assessee No. 110052400272**, which is butted and bounded as follows :-

ON THE NORTH : By Premises No. 68/1, Khetal babu Lane;

ON THE EAST : By Premises No. 19, Tara Sankar Sarani;

ON THE SOUTH : By Tara Sankar Sarani, KMC Road.

ON THE WEST : By Premises No. 21A, Tara Sankar Sarani.

Additi chand

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in presence of:

WITNESSES:

1. *Bhaskar Chunder Basu*
23 Nirmal Ch. Street
Kolkata 700012

Dipak Mitra

Aditi Chunder

+ Brijendra Basu

SIGNATURE OF THE VENDORS

2. *Sunit Basu.*
HA-270, Sector-3
Salt Lane,
Kolkata - 700097

B.L. PROJECT & INFRASTRUCTURES

[Signature]

Partner

B.L. PROJECT & INFRASTRUCTURES

[Signature]

Partner

SIGNATURE OF THE PURCHASER

Drafted by me:

Tushit Banerjee
Advocate

TUSHIT KUMAR BANERJEE
Advocate
Baresat Judges Court
Enrolment No. WB-794/98

MEMO OF CONSIDERATION

RECEIVED from the within-named Purchaser the within mentioned sum of Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs) only being the full and final consideration money as per Memo below:-

M E M O

Dated	Chq. No.	Drawn on	In favour of	Amount (Rs.)
08.11.2019	125129	PNB, Shyambazar Br.	Dipankar Mitra	10,00,000/-
16.11.2019	125131	PNB, Shyambazar Br.	Dipankar Mitra	10,00,000/-
20.11.2019	125132	PNB, Shyambazar Br.	Dipankar Mitra	10,00,000/-
24.11.2019	125133	PNB, Shyambazar Br.	Dipankar Mitra	10,00,000/-
12.11.2019	125134	PNB, Shyambazar Br.	Dipankar Mitra	10,00,000/-
02.12.2019	125148	PNB, Shyambazar Br.	Dipankar Mitra	11,50,000/-
30.11.2019	125150	PNB, Shyambazar Br.	Dipankar Mitra	1,00,000/-
08.07.2025	533291	PNB, Shyambazar Br.	Dipankar Mitra	2,50,000/-
02.12.2018	103680	PNB, Shyambazar Br.	Atreyee Bose	1,00,000/-
30.06.2025	533285	PNB, Shyambazar Br.	Atreyee Bose	10,00,000/-
02.07.2025	533286	PNB, Shyambazar Br.	Atreyee Bose	10,00,000/-
04.07.2025	533290	PNB, Shyambazar Br.	Atreyee Bose	10,00,000/-
08.07.2025	533292	PNB, Shyambazar Br.	Atreyee Bose	1,50,000/-
30.06.2025	533284	PNB, Shyambazar Br.	Aditi Chunder	10,00,000/-
02.07.2025	533287	PNB, Shyambazar Br.	Aditi Chunder	10,00,000/-
04.07.2025	533289	PNB, Shyambazar Br.	Aditi Chunder	10,00,000/-
08.07.2025	533293	PNB, Shyambazar Br.	Aditi Chunder	2,50,000/-
TOTAL:				<u>Rs.1,30,00,000/-</u>

(Rupees One Crore Thirty Lakhs) only

Dipankar Mitra

WITNESSES:

1. *Dipankar Mitra* Aditi Chunder

2. *Sunit Basu* Atreyee Bose

SIGNATURE OF THE VENDORS

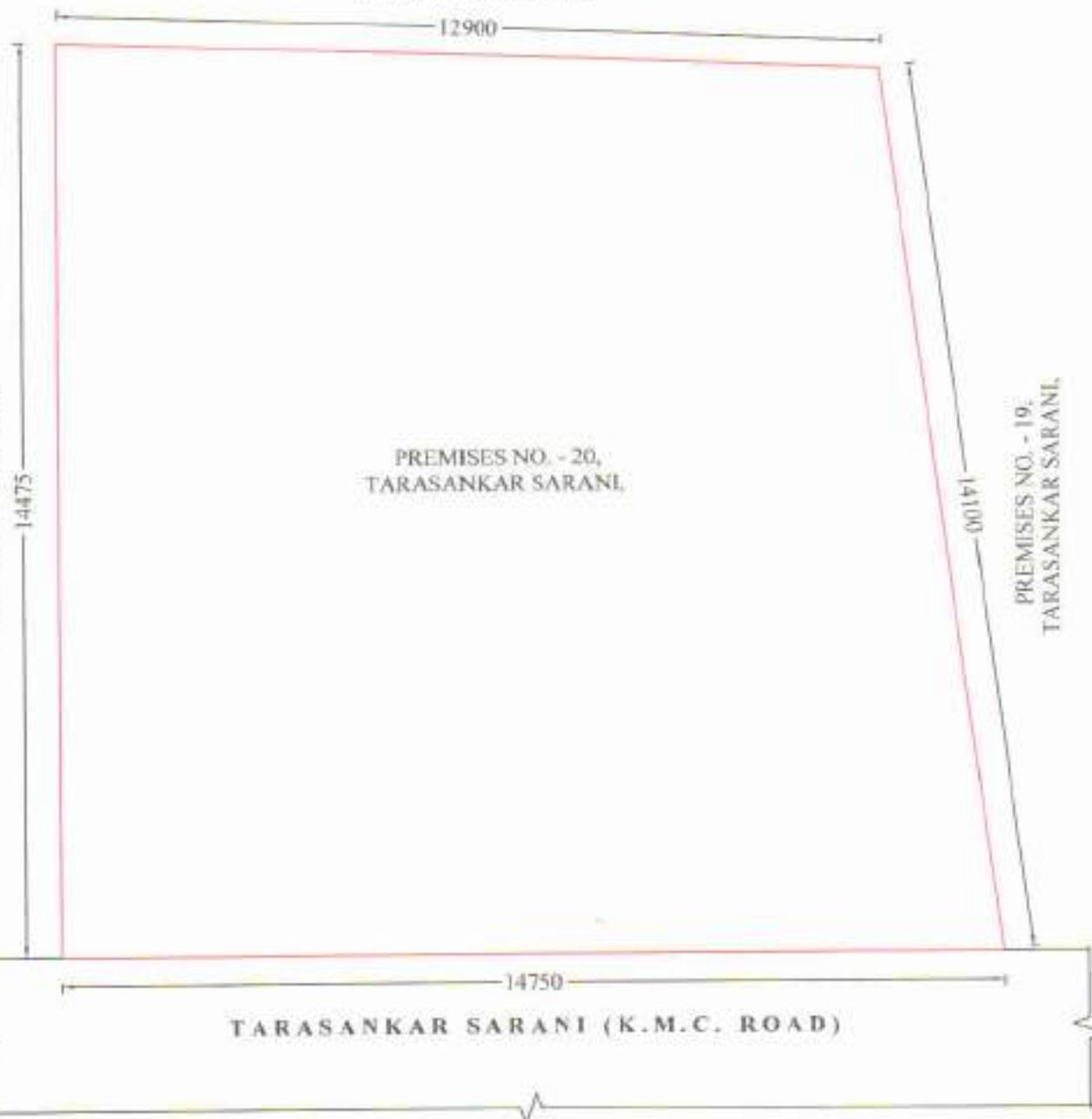
OF THE PREMISES NO. - 20, TARASANKAR SARANI, KOLKATA - 700037, WARD NO. - 005,
BROUH NO. - I, P.S. - TALA, UNDER THE KOLKATA MUNICIPAL CORPORATION.

AREA STATEMENT:-

AREA OF LAND = 02 KOH. 14 CH. 43.756 SQ.FT. OR 196.373 SQM.
AREA SHOWN IN RED BORDER LINE



PREMISES NO. - 68 / 1,
KHELAT BABU LANE



SITE PLAN

SCALE :- 1:100

Aditi Chunder
Aditi Chunder

Aditi Chunder
Aditi Chunder

SIGNATURE OF THE OWNER

B.L. PROJECT & INFRASTRUCTURES

Partha Ray
Partha Ray

Partha Ray

JOYDIP BILAS THAKUR
Licenced Building Surveyor
The Kolkata Municipal Corporation
Licence No. 1136 Class I

B.L. PROJECT & INFRASTRUCTURES

Partha Ray

SIGNATURE OF THE L.B.S.

Partha Ray

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Spine Usha



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Aditi chandur



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Preya Basu



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Shankar Dhamal

SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PHOTO

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PHOTO

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PHOTO

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Order dated 02.05.2025

Today is fixed for SR. and extension.

Plaintiff filed an extension petition of interim order of injunction.

No SR is received.

The case is adjourned today.

To 22.07.2025 for SR.

Interim order of injunction is extended till next date .

Civil Judge (Sr. Div.), Sealdah

J.O. CODE-WB00867



ORDER DATED : 02.04.2025

The record is put up before me.

The Ld. Advocate for the plaintiffs moves the petition under Order 39 Rule 1 & 2 of C.P.C. against the defendants. Issue notice upon the defendants directing them to show cause within 10 days from the date of receipt of said notice as to why the prayer for temporary injunction made by the plaintiffs against them shall not be granted.

The plaintiffs have also prayed for an order of ad-interim relief. It appears from the note of the office that no caveat is pending regarding this matter. Accordingly, the matter is taken up for hearing.

Hd. the Ld. Advocate for the plaintiffs.

Perused the plaint, affidavit, petition under Order 39 Rule 1 & 2 of C.P.C., the documents and all other materials on record.

The Ld. Advocate for the plaintiffs files some documents along with firisti. Let the same be kept with the record.

Considered.

This is a suit for declaration and permanent and mandatory injunction. At the time of hearing, the Ld. Advocate for the plaintiffs submits that the plaintiffs are the owners of the first schedule suit property by virtue of purchase from the defendants by dint of a registered deed of sale. They have also mutated their names in respect of the suit property after purchase. The defendants are now disturbing the plaintiffs in their peaceful possession in the first schedule suit property and trying to dispossess them from the first schedule suit property. The defendants are also trying to change the nature and character of the first schedule suit property in various ways. The plaintiffs therefore, have prayed for an order of injunction restraining the defendants from doing the aforesaid acts.

The plaintiffs in order to prove their *prima facie* case have filed their title deed, and the mutation certificate along with other documents. Considering all the above documents, I am of the opinion that the plaintiffs have been able to make out a *prima facie* case in their favour regarding their title and possession in the first schedule suit property. Considering the urgency of the matter, both the plaintiffs and the defendants are hereby directed to maintain *status quo* in respect of the nature, character and possession of the first schedule suit property as on this date till 02.05.2025.

Plaintiffs are directed to comply with the provision of Order 39 Rule 3 (a) & (b) at once.

Requisites at once.

To 02.05.2025 for S/R. Appearance, hearing of the petition of the temporary injunction.

ORDER DATED : 02.04.2025

The record is put up before me.

The Ld. Advocate for the plaintiffs moves the petition under Order 39 Rule 1 & 2 of C.P.C. against the defendants. Issue notice upon the defendants directing them to show cause within 10 days from the date of receipt of said notice as to why the prayer for temporary injunction made by the plaintiffs against them shall not be granted.

The plaintiffs have also prayed for an order of ad-interim relief. It appears from the note of the office that no caveat is pending regarding this matter. Accordingly, the matter is taken up for hearing.

Hd. the Ld. Advocate for the plaintiffs.

Perused the plaint, affidavit, petition under Order 39 Rule 1 & 2 of C.P.C., the documents and all other materials on record.

The Ld. Advocate for the plaintiffs files some documents along with firisti. Let the same be kept with the record.

Considered.

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Plaintiffs are directed to comply with the provision of Order 39 Rule 3 (a) & (b) at once.
Requisites at once.

To 02.05.2025 for S/R. Appearance, hearing of the petition of the temporary injunction.

Major Information of the Deed

Deed No :	I-1904-10785/2025	Date of Registration	18/07/2025
Query No / Year	1904-2001986384/2025	Office where deed is registered	
Query Date	10/07/2025 2:12:32 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	AMIT MONDAL HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903774422, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,30,00,000/-	Rs. 1,59,74,190/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 11,18,213/- (Article:23)	Rs. 1,59,840/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)		

Land Details :

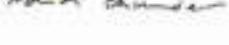
District: South 24-Parganas, P.S.: Tala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Tara Shankar Sarani, Premises No: 20, Ward No: 005 Pin Code: 700037

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	2114 Sq Ft	1,20,00,000/-	1,49,74,190/-	Property is on Road Litigated Property,
Grand Total :				4.8446Dec	120,00,000 /-	149,74,190 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1400 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure Litigated Property,
Gr. Floor, Area of floor: 700 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor: 700 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1400 sq ft	10,00,000 /-	10,00,000 /-	

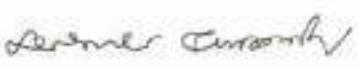
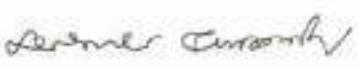
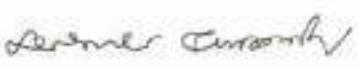
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt Atreyee Basu Daughter of Late Amitabha Mitra Executed by: Self, Date of Execution: 15/07/2025 , Admitted by: Self, Date of Admission: 15/07/2025 ,Place : Office	 15/07/2025	 Captured LTI 15/07/2025	 15/07/2025
HA-270, Sector-III, Tank No.13, Purbachal, City:- Not Specified, P.O:- Purbachal, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700097 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX0 , PAN No.: axxxxxxxxba, Aadhaar No: 74xxxxxxxx3837, Status :Individual, Executed by: Self, Date of Execution: 15/07/2025 , Admitted by: Self, Date of Admission: 15/07/2025 ,Place : Office				
2	Smt Aditi Chunder Daughter of Late Amitabha Mitra Executed by: Self, Date of Execution: 15/07/2025 , Admitted by: Self, Date of Admission: 15/07/2025 ,Place : Office	 15/07/2025	 Captured LTI 15/07/2025	 15/07/2025
23, Nirmal Chandra Street, City:- Not Specified, P.O:- Bowbazar, P.S:- Bowbazar, District:- Kolkata, West Bengal, India, PIN:- 700012 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX6 , PAN No.: acxxxxxxxx8m, Aadhaar No: 22xxxxxxxx2750, Status :Individual, Executed by: Self, Date of Execution: 15/07/2025 , Admitted by: Self, Date of Admission: 15/07/2025 ,Place : Office				
3	Dr Dipankar Mitra Son of Late Styabrata Mitra Executed by: Self, Date of Execution: 15/07/2025 , Admitted by: Self, Date of Admission: 15/07/2025 ,Place : Office	 15/07/2025	 Captured LTI 15/07/2025	 15/07/2025
35, Tari Sankar Sarani, Belgachhia, City:- Not Specified, P.O:- Belgachhia, P.S:- Tala, District:- South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX1 , PAN No.: axxxxxxxx2f, Aadhaar No: 75xxxxxxxx4760, Status :Individual, Executed by: Self, Date of Execution: 15/07/2025 , Admitted by: Self, Date of Admission: 15/07/2025 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	B. L. Project & Infrastructures 73/1, Indra Biswas Road, City:- Not Specified, P.O:- Belgachhia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Date of Incorporation:XX-XX-2XX1 , PAN No.: axxxxxx0g, Aadhaar No: Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature																
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Debabrata Chakraborty (Presentant) Son of Mr. Amal Bikash Chakraborty Date of Execution - 15/07/2025, , Admitted by: Self, Date of Admission: 15/07/2025, Place of Admission of Execution: Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td colspan="2"> Jul 15 2025 3:32PM </td><td>L71 15072025</td><td>15/07/2025</td></tr> <tr> <td colspan="4"> 56/1C, Anath Deb Lane, City:- Not Specified, P.O:- Belgachhia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: acxxxxxx2e, Aadhaar No: 54xxxxxxxx5133 Status : Representative, Representative of : B. L. Project & Infrastructures (as Partner) </td></tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Debabrata Chakraborty (Presentant) Son of Mr. Amal Bikash Chakraborty Date of Execution - 15/07/2025, , Admitted by: Self, Date of Admission: 15/07/2025, Place of Admission of Execution: Office		 Captured		Jul 15 2025 3:32PM		L71 15072025	15/07/2025	56/1C, Anath Deb Lane, City:- Not Specified, P.O:- Belgachhia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: acxxxxxx2e, Aadhaar No: 54xxxxxxxx5133 Status : Representative, Representative of : B. L. Project & Infrastructures (as Partner)			
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Mintu Das Son of Mr. Babul Das Date of Execution - 15/07/2025, , Admitted by: Self, Date of Admission: 15/07/2025, Place of Admission of Execution: Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td colspan="2"> Jul 15 2025 3:33PM </td><td>L71 15072025</td><td>15/07/2025</td></tr> <tr> <td colspan="4"> 49A, Indra Biswas Road, City:- Not Specified, P.O:- Belgachhia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: aexxxxxx3r, Aadhaar No: 24xxxxxxxx3208 Status : Representative, Representative of : B. L. Project & Infrastructures (as Partner) </td></tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Mintu Das Son of Mr. Babul Das Date of Execution - 15/07/2025, , Admitted by: Self, Date of Admission: 15/07/2025, Place of Admission of Execution: Office		 Captured		Jul 15 2025 3:33PM		L71 15072025	15/07/2025	49A, Indra Biswas Road, City:- Not Specified, P.O:- Belgachhia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: aexxxxxx3r, Aadhaar No: 24xxxxxxxx3208 Status : Representative, Representative of : B. L. Project & Infrastructures (as Partner)			
Name	Photo	Finger Print	Signature														
Shri Mintu Das Son of Mr. Babul Das Date of Execution - 15/07/2025, , Admitted by: Self, Date of Admission: 15/07/2025, Place of Admission of Execution: Office		 Captured															
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49A, Indra Biswas Road, City:- Not Specified, P.O:- Belgachhia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: aexxxxxx3r, Aadhaar No: 24xxxxxxxx3208 Status : Representative, Representative of : B. L. Project & Infrastructures (as Partner)																	

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Amit Mandal Son of Late Ashoke Mondal 8/2, K.S. Roy Road, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	

Identifier Of Smt Alreyee Basu, Smt Aditi Chunder, Dr Dipankar Mitra, Shri Debabrata Chakraborty, Shri Mintu Das

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Atreyee Basu	B. L. Project & Infrastructures-1.61486 Dec
2	Smt Aditi Chunder	B. L. Project & Infrastructures-1.61486 Dec
3	Dr Dipankar Mitra	B. L. Project & Infrastructures-1.61486 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Atreyee Basu	B. L. Project & Infrastructures-466.66666700 Sq Ft
2	Smt Aditi Chunder	B. L. Project & Infrastructures-466.66666700 Sq Ft
3	Dr Dipankar Mitra	B. L. Project & Infrastructures-466.66666700 Sq Ft

Endorsement For Deed Number : I - 190410785 / 2025

On 15-07-2025

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 15:00 hrs on 15-07-2025, at the Office of the A.R.A. - IV KOLKATA by Shri Debabrata Chakraborty ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,59,74,190/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 15/07/2025 by 1. Smt Atreyee Basu, Daughter of Late Amitabha Mitra, HA-270, Sector-III, Tank No.13, Purbachal, P.O: Purbachal, Thana: Bidhannagar, North 24-Parganas, WEST BENGAL, India, PIN - 700097, by caste Hindu, by Profession Retired Person, 2. Smt Aditi Chunder, Daughter of Late Amitabha Mitra, 23, Nirmal Chandra Street, P.O: Bowbazar, Thana: Bowbazar, Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Retired Person, 3. Dr Dipankar Mitra, Son of Late Styabrata Mitra, 35, Tara Sankar Sarani, Belgachhia, P.O: Belgachhia, Thana: Tala, South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Service

Identified by Mr Armit Mandal, , Son of Late Ashoke Mondal, 8/2, K.S. Roy Road, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Professionals

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 15-07-2025 by Shri Debabrata Chakraborty, Partner, B. L. Project & Infrastructures, 73/1, Indra Biswas Road, City: Not Specified, P.O: Belgachhia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037

Identified by Mr Armit Mandal, , Son of Late Ashoke Mondal, 8/2, K.S. Roy Road, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Professionals

Execution is admitted on 15-07-2025 by Shri Mintu Das, Partner, B. L. Project & Infrastructures, 73/1, Indra Biswas Road, City: Not Specified, P.O: Belgachhia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037

Identified by Mr Armit Mandal, , Son of Late Ashoke Mondal, 8/2, K.S. Roy Road, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Professionals

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,59,840.00/- (A(1) = Rs 1,59,742.00/-, E = Rs 14.00/-, I = Rs 55.00/-, M(a) = Rs 25.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 84.00/-, by online = Rs 1,59,756/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/07/2025 2:41PM with Govt. Ref. No: 192025260158450918 on 14-07-2025, Amount Rs: 1,59,756/-

Bank: SBI EPay (SBIEPay), Ref. No. 8983209804312 on 14-07-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 11,18,213/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 11,13,213/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no: 7783, Amount: Rs.5,000.00/-, Date of Purchase: 14/07/2025, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 14/07/2025 2:41PM with Govt. Ref. No: 192025260158450918 on 14-07-2025, Amount Rs: 11,13,213/-

Bank: SBI EPay (SBIEPay), Ref. No. 8983209804312 on 14-07-2025, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2025, Page from 478180 to 478216
being No 190410785 for the year 2025.



(Signature)
Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.07.23 16:33:09 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 23/07/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.