

Ref No.

Date :- 24/06/2026

LEGAL OPINION

Ref:- Land measuring 10 (ten) katha 10 (ten) chattaks 00 (zero) sq.ft. more or less lying and situated at Mouza – Krishnapur, J.L. No. 17, R.S. No.-180, Touzi No.-228/229 comprised in C.S. Dag No. 6430 corresponding R.S. Dag No. 4532 under C.S. Khatlan no. 259 corresponding R.S. Khatlan No. 23 being premises No. N.P. 347/349, Nayapatti, within Ward No. 28 of the Bidhannagar Municipal Corporation under Police Station East Bidhannagar now Electronics Complex, Kolkata-700102, District – North 24 Parganas.

Present owners:-

- 1) **Sri Biswajit Deb**, son of Late Birendra Kumar Deb
- 2) **Samita Deb**, wife of Sri Biswajit Deb, both are residing at Nayapatti, Salt Lake City, Sector-V, P.O.- Krishnapur, P.S.- Electronics Complex, Kolkata-700102, District – 24 Parganas (North).
- 3) **Bholanath Pramanik**, son of Late Ajit Pramanik
- 4) **Suraj Pramanik**, son of Late Sushil Pramanik
both 3 and 4 are residing at N.P.-347, Nayapatti, Salt Lake City, Sector-V, P.O.- Krishnapur, P.S.- Electronics Complex, Kolkata-700102, District – 24 Parganas (North).
- 5) **Jagannath Realty** partnership from having its registrred office at N.P.3, Nayapatti, Salt Lake City, Sector-V, P.O.- Krishnapur, P.S.- Electronics Complex, Kolkata-700102, District – 24 Parganas (North), represented by its partners (1) **Mintu Majhi**, son of Sri Sanbhu Majhi, residing at 235, Nayapatti, Salt Lake City, Sector-V, Krishnapur, P.S.- Electronics Complex, Kolkata-700102, District – 24 Parganas (North), (2) **Sudha Naskar**, daughter of Late Manmatha Mondal, residing at N.P. 383 Nayapatti, Purbapara, Salt Lake City, Sector-V, P.O.- Krishnapur, P.S.- Electronics Complex, Kolkata-700102, District – 24 Parganas (North).

After considering the representation and after going through the documents supplied to me by the present owners named above I am of the opinion that:

Ownership details of Biswajit Deb and Samita Deb

Biswajit Deb son of Late Birendra Kumar Deb alongwith his wife Samita Deb is the absolute owners of the land measuring 04 (four) katha in the above mentioned property and they are enjoying the same by mutated their names in the R.O.R. of the concerned B.L. & L.R.O.

2. **OWNERSHIP DETAILS OF BHOLANATH PRAMANIK, SURAJ PRAMANIK AND JAGANNATH REALTY**

- A) One Ajit Pramanik was the recorded owner of the land measuring 06 (six) katha 10 (ten) chattaks and after the death of the said Ajit Pramanik the legal heirs became the owners of the said land by the said Ajit Pramanik measuring 06 (six) katha 10 (ten) chattaks, namely (1) Saraswati Pramanik (wife) and two sons namely (2) Ramesh Pramanik and (3) Bholanath Pramanik and the predeceased son Susil Kumar Pramanik namely (4) Suraj Pramanik (son), (5) Swapan Pramanik (wife) and one married daughter namely (6) Sathi Mondal togetherwith four daughters namely (7) Subarna Pramanik (8) Nilima Das (9) Sandhya Rani Pasuri (10) Mira Patra.
- B) Saraswati Pramanik the wife of the said Ajit Pramanik alos died Intestate on 23/04/2016 and all the legal heirs became the owner of the share left by said Saraswati Pramanik.

S. S. Samadder
Adv.

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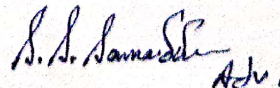
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- C) Ramesh Pramanik duly sold and transferred his share measuring about 15 (fifteen) chattaks in faovur of Jagannath Realty on 02/06/2022 by a registered Deed of Conveyance registered in the office of the ADSR Bidhannagar, Salt Lake City and recorded in Book No. I, Volume No.- 1504-2022, pages from 108944 to 108965 being No- 150402304 for the year 2022.
- D) The legal heirs of the predeceased son Susil Kumar Pramanik namely Swapna Pramanik and Sathi Mondal gifted their share in the property in favour of another legal heir of the said Susil Kumar Pramanik namely Suraj Pramanik by a registered Deed of Gift dated 01/12/2017 registered in the office of the D.S.R.-II, North 24 Parganas, Barasat and recorded in Book No. I, Volume No-1502-2017 pages from 96438 to 96464 being Deed No. 150203741 for the year 2017 and the said Suraj Pramanik became the absolute owner of the land measuring 15 chittaks in the said property.
- E) Another legal heirs of the said Ajit Pramanik namely Subarna Pramanik died intestate leaving behind her two sons Somnath Pramanik and Meghnath Pramanik and one daughter namely Bani Pramanik who became the absolute owners of the share of the property measuring 15 chattaks.
- F) subsequently the said legal heirs of Subarna Pramanik alongwith mother legal heir of the said Ajit Pramanik namely Sandhya Rani Pasui jointly sold and transferred their shares in the above referred property measuring 01 (one) katha 14 (fourteen) chattak in favour of one of the present owner Jagannath Realty by a registered Deed of Conveyance dated 19/02/2018 registered in the office of D.S.R.-II, North 24 Parganas, Barasat and recorded in Book No.I, Volume No. 1502-2018, Pages from 17421 to 17457 being No. 150200671 for the year 2018.
- G) Subsequently another two legal heirs being the daughters of the said Ajit Pramanik since deceased, namely Nilima Das and Mira Patra jointly sold and transferred their share measuring 01 (one) katha 14 (fourteen) chattak in faovur of Jagannath Realty by a registered Deed of Conveyance dated 19/02/2018 registered in the office of the D.S.R.-II, North 24 Parganas, Barasat and recorded in Book-I, Volume No. 1502-2018 pages from 17421 to 17457 being Deed No.-150200671 for the year 2018.

Conclusion:

- 1) The above named owners namely Biswajit Deb and Samita Deb is the absolute owner of the land measuring 4 (four) kathas in the above referred land out of 10 (ten) kathas 10 (ten) chattaks of total land.
- 2) The above named owner namely Bholanath Pramanik is the absolute owner of the land measuring 15 9fteen) chattaks out of the total land measuring 10 (ten) katha 10 (ten) chattaks in the above referred property.
- 3) The above named owner namely Suraj Pramanik is the absolute owner of the land measuring 15 (fifteen) chattaks out of the total land measuring 10 (ten) katha 10 (ten) chattaks in the above referred property.
- 4) The above mentioned owner namely Jagannath Realty is the absolute owner of the land measuring 04 (four) katha 12 (twelve) chattaks out the total land measuring 10 (ten) katha 10 (ten) chattaks in the above referred property.

Therefore on perusal and after careful consideration, it may safely be concluded that the above named owners are the present joint owners of the above referred property.

**Sarad Sekhar Samadder**
Advocate
Barasat Judges' Court
Kolkata-700124