

EW122481718 IN

EW122481718IN IWR:6987122481
SP PURBACHAL S.O (700097)
Counter No:1, 12/03/2020, 13:22
To: MENI DALA PAUL, 50/56 N W ROAD
PIN: 700028, Dumdum SO
From: SUEHAS BASU, CL 8, M/1
Wt: 18gms
Amt: 29.50 (Cash) Tax: 4.50
<Track on www.indiapost.gov.in>



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* Indicates a required field.

* Consignment Number

EW122481718IN

Booked At	Booked On	Destination Pincode	Tariff	Article Type	Delivery Location	Delivery Confirmed On
Purbachal SO	12/03/2020 13:24:35	700028	29.50	Inland Speed Post	Dumdum SO	13/03/2020 18:37:50

Event Details For : EW122481718IN

Current Status : Item Delivery Confirmed

Date	Time	Office	Event
13/03/2020	18:37:50	Dumdum SO	Item Delivery Confirmed
13/03/2020	16:12:11	Dumdum SO(Beat Number :7)	Item Delivered [To: A(Addressee)]
13/03/2020	09:58:51	Dumdum SO	Out for Delivery
13/03/2020	08:37:36	Dumdum SO	Item Received
13/03/2020	05:14:13	KOL AP NSH	Item Dispatched
13/03/2020	04:27:46	KOL AP NSH	Item Bagged
12/03/2020	22:17:16	KOL AP NSH	Item Received
12/03/2020	16:48:18	Circus Avenue SO	Item Dispatched
12/03/2020	14:43:40	Purbachal SO	Item Dispatched
12/03/2020	14:35:01	Purbachal SO	Item Bagged
12/03/2020	13:24:35	Purbachal SO	Item Booked
12/03/2020	13:15:25	Circus Avenue SO	Item Bagged

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Subhas Basu, LL.B.
ADVOCATE, Calcutta High Court

MEMBER OF :
Bar Council of West Bengal, Calcutta
Consumer Courts Bar Assn. Alipore
Sealdah Criminal Courts Bar Library
Room No. 201 (2nd Floor) Sealdah
Bidhannagar Bar Association

RESIDENCE & CHAMBER :
PURBACHAL ABASAN
Cluster-VIII, Flat - M-1
Salt Lake City
Kolkata - 700 097
Phone : (033) 2985-4045
Mobile : 94330 94045
8240131565

e-mail : subashbasu@yahoo.co.in

12th March, 2020
Date

Ref. No.

By Speed Post with A/D

1) Sri Satchidananda Mitra
Prop: M/s Sona Enterprise
13, Bangur Avenue, Block-B
P.S. Lake town, Kolkata-700055

2) Mrs. Renu Bala Paul
58/56, Nagendra Nath Road
P.S. Dum Dum, Kolkata-70028

My client: **Mr. Sib Sankar Koley**
Flat No. 3A, 3rd floor, 58/56, Nagendra Nath Road,
P.S. Dum Dum, Kolkata-700028

Sir,

Re: **Deed of Conveyance executed on 8th May, 2017 for Sale of Flat No. 3A,
3rd floor, 58/36, Nagendra Nath Road, P.S. DumDum, Kolkata-700028**

Ref: **Letter dated 21.06.2019 written by Mr. Nirmal Ghosh, Advocate**

Under instructions and on behalf of my above named client who has handed over to me the relevant documents I write as follows:-

- 1) That you, the addressee No. 1 being the **Developer/Promoter** along with addressee no.2 being the **Owner/Vendor** entered into an Agreement for sale with my above named client on **19.01.2005** for sale of above mentioned flat after development and construction at premises No. 58/56, Nagendra Nath Road, P.S. Dumdum, Kolkata-700028. You had allotted a flat No. 3A at 3rd floor measuring 950 sq.ft more or less super built up area, complete in all respect including staircase, lift and all electrical wiring and fittings thereon.
- 2) As per Agreement for sale dated 19.01.2005 my client paid to Sona Enterprise the sum of Rs. 7,12,500/- being the total consideration by way of following cash and pay order in favour of "**M/s Sona Enterprise**" being the Developer.

Memo of Consideration

Sl. No.	Particulars	Amount (Rs.)
1.	By Cash on 19.01.2005	1,50,000.00
2.	Paid by pay order being No. 670305 dated 11.04.2005	2,50,000.00
3.	Paid by pay order being No. 670444 dated 07.06.2005	1,50,000.00
4.	By Cash dated 11.05.2006	8000.00
5.	By Cash dated 01.06.2006	5000.00
6.	By Cash dated 09.06.2006	12000.00
7.	By Cash dated 17.06.2006	3000.00
8.	By Cash dated 19.06.2006	10000.00

9.	Paid by pay order being No. 966175 dated 03.07.2006	110000.00
10.	By Cash dated 20.12.2006	6011.00
11.	By Cash dated 08.05.2017	8489.00
	Total Rs.	7,12,500.00

Total consideration were duly received and acknowledged by the said Developer.

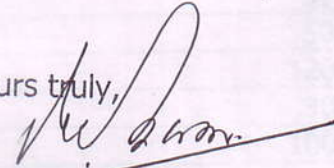
- 3) Subsequently after receiving the total consideration you failed or neglected to complete the development work of the said premises such as staircase lift and lift machineries etc. and even after several requests from my above named client you intentionally neglected to furnish the completion certificate (C.C.) or the Occupancy Certificate (O.C.) in respect of the said project comprising of 13 nos. flats, shops and car parking spaces.
- 4) It is observed that Sri Satchidananda Mitra, proprietor of M/s Sona Enterprise being the Builder/Developer of Premises No. 58/56, Nagendra Nath Road, P.S. Dum Dum, Kolkata-700028 owned by Smt. Renu Bala Paul wife of Late Gopi Nath Paul has been mentioned as VENDOR and my client as PURCHASER in the Deed of Conveyance executed on 8th May 2017 and registered at the office of the Addl. Registrar of Assurances-IV, Kolkata and recorded in Book No.I, Volume No. 1904-2017, page from 185676 to 185725 being No. 190404295 for the year 2017 whereas the said house property belongs to **Smt. Renu Bala Paul** wife of Late Gopi Nath Paul of 58/56, Nagendra Nath Road, P.S. Dum Dum, Kolkata-700028.

It proves that both of you had taken Dishonest and/or Fraudulent execution of Deed of Conveyance and transfer the possession of the aforesaid flat No. 3A with an intention of cheating my client for wrongful gain to you both.

- 5) Since there are lot of work pending, and the project is still incomplete, you have not been able to obtain Completion Certificate (C.C.) or the Occupancy Certificate (O.C.) from the local municipality. Therefore, you are required to obtain Registration under **The West Bengal Housing Industry Regulation Act, 2017 (WB HIRA)** in terms of Section 3 of the said Act.

Under the fact and circumstances, I, being the Advocate of my client call upon you to furnish your written explanation for executing an invalid Deed of Conveyance and to produce your Registration Certificate in terms of **WB HIRA, 2017 and Rules 2018** within **15 days** from the date of receipt of this Notice, in default, appropriate legal action shall be taken against you both in the appropriate court/forum without any further reference to you.

Yours truly,



(Subhas Basu)
Advocate

Copy forwarded to my client

EW 294086 198 IN
Satchidananda Mitra

NIRMALYA GHOSH, BSC. (H), LL.B
Advocate
Sealdah Criminal Court, Bar Library
Room No. 201, Sealdah

e-mail: nirmalyaghosh1955@gmail.com

Chamber & Resi:

143/1, Indra Biswas Road, P.O.
Belgachia
Kolkata-700037
Mob: 9339506403/9903184131

21.06.2019

By speed post with A/d

To
Shri Satchidananda Mitra
Proprietor, M/s Sona Enterprise
13, Bangur Avenue, Block-B
P.S. Laketown, Kolkata-700055

To
Smt. Renu Bala Paul
58/56 Nagendra Nath Road
P.S. Dum Dum, Kolkata-700028

Sir/Madam,

Re: **Deed of Conveyance made on 8th May, 2017 in respect residential flat on the 3rd floor measuring 940 sq.ft. more or less super built up area being No. 3A, situated at premises No. 58/56, Nagendra Nath Road, P.S. DumDum, Kolkata-700028**

My client: **Sri Sibsankar Koley son of Gunamoy Koley of Flat No. 3A, 3rd floor at premises No. 58/56, Nagendra Nath Road, P.S. DumDum, Kolkata-700028**

Under instructions and on behalf of my above named client who has handed over to me the relevant documents, I write as follows:-

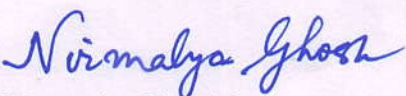
- 1) I bring to your attention that my client entered into an Agreement for Sale dated 19th January, 2005 between **Smt. Renu Bala Pal** wife of Late Gopinath Pal as VENDOR, **M/s Sona Enterprise** represented by its proprietor Sri **Satchidananda Mitra** as Builder/Confirming Party and **my client** as Purchaser.

- 2) That my client has paid a sum of **Rs. 7,12,500/-** (Rupees seven lakh twelve thousand five hundred only) as full consideration for purchase of residential flat No. 3A on 3rd floor measuring more or less **940 sq.ft.** super built up area situated at premises No. 58/56, Nagendra Nath Road, P.S. DumDum, Kolkata-700028 and this amount of Rs. 7,12,500/- (Rupees seven lakh twelve thousand five hundred only) was received by **Satchidananda Mitra.**
- 3) **Smt. Renu Bala Pal** has not been made a party to the deed of conveyance executed on 8th May, 2017 which was registered at the office of the Additional Registrar of Assurances IV, Kolkata and registered in Book No. I, Volume No. 1904-2017, page from 185676 to 185725, being No. 190404295 for the year 2017 with an ulterior motive to cheat my client and to evict him from the flat in future.
- 4) In the said Deed of Conveyance nowhere it has been mentioned that the sole landlady **Smt. Renu Bala Pal** has sold, transferred, conveyed and assigned the said house property in favour of the Builder **M/s Sona Enterprise** or its proprietor **Sri Satchidananda Mitra.**
- 5) As per 3rd schedule referred to (common portion, section-A) the right of user in common has been granted Water Treatment Plant (Item No. g) and Lift and Lift Machinery (Item No. h) although these two equipments have not been installed in the building. It is a false statement.
- 6) My client demanded from you several times to handover the copy of Completion Certificate (C.C.) issued by the Local Municipality but you never bothered to handover the said document. It proves that you have not obtained C.C. from the appropriate authority before handing over the physical possession to the purchasers of several flats in that building.

Under this circumstances I, being the advocate of my client call upon you the explanation in respect of charges framed against both of you for registering the Deed of Conveyance containing false statement, false personification and abetment before the Registering Authority is an offence under Registration Act and dishonest of fraudulent execution of Deed of Transfer containing false statement of consideration is a serious offence under the provisions of the Indian Penal Code (I.P.C.). Both of you have intentionally made false statements in the Deed of Conveyance executed on 8th May, 2017.

Further please note that if a fresh Deed of Conveyance is not executed within **30 (thirty) days** from the date of receipt of this notice, my client shall be compelled to lodge F.I.R. and initiate criminal case against both of you without any further reference. Please note that all cost and expenses including stamp duty, registration fees and other relevant charges for execution of fresh Deed of Conveyance shall be bourne by you.

Yours faithfully,



(Nirmalya Ghosh)

Advocate

4 Date mailed 5 1

Year Month Day

19 07 03

Customs declaration

21 Description of contents App

Letter

sairakeshp@gmail.com

EW274086198... INR:1987294086198
SF BELGACHIA SO (700037)
Counter No:1, 03/07/2019, 10:26
To: SATEHDAMANDA MITRA, KOL
PIN: 700055, Bangur Avenue S.O
From: NIRMALYA GHOSH, KOL
Wt: 23gms
Amt: 29.50 (Cash) Tax: 4.50
<Track on www.indiapost.gov.in>
<Dial 1900 266 8888>



SPEED POST

son taking of the item

W

22	23	24	25	29	30
<input type="checkbox"/> Gift	<input type="checkbox"/> Sample of merchandise	Value	Weight in Kg.	Date of delivery Year Month Day	Time of delivery Hour Minutes

Sender		Addressee	
8 Name and address of sender		12 Name and address of addressee	
Mr. Nirmalya Ghosh 143/1, Indira Bishwas Road Kolkata.		Shri Satehdamande Mitra Prop: Sona Enterprise, 13, Bangur Avenue, Block-B P.S. - Daketown, Kolkata	
9 Sender's postal Code		14 Addressee's postal Code	
700037		700055	

EW122481704 IN

EW122481704IN INR:6987122481
OF PURBACHAL S.O (700055)
Counter No:1, 12/03/2020, 13:22
To: SATCHIDANANDA, 13 BANGUR AVE
PIN: 700055, Bangur Avenue S.O
From: SUBHAS BASU, CL 8, N/1
Wt: 18gms
Amt: 29.50 (Cash) Tax: 4.50
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EW122481704IN

Booked At	Booked On	Destination Pincode	Tariff	Article Type	Delivery Location
Purbachal SO	12/03/2020 13:24:35	700055	29.50	Inland Speed Post	Bangur Avenue SO

Event Details For : EW122481704IN

Current Status : Item Onhold Addressee Absent

Date	Time	Office	Event
14/03/2020	17:45:48	Kankurgachi SO	Item Onhold Addressee Absent
14/03/2020	10:49:18	Kankurgachi SO	Out for Delivery
13/03/2020	18:07:22	Kankurgachi SO	Not Delivered Addressee cannot be located
13/03/2020	10:25:55	Kankurgachi SO	Out for Delivery
13/03/2020	08:37:16	Kankurgachi SO	Item Received
13/03/2020	03:45:26	KOL AP NSH	Item Dispatched
13/03/2020	00:42:55	KOL AP NSH	Item Bagged
12/03/2020	22:17:16	KOL AP NSH	Item Received
12/03/2020	16:48:18	Circus Avenue SO	Item Dispatched
12/03/2020	14:43:40	Purbachal SO	Item Dispatched
12/03/2020	14:35:01	Purbachal SO	Item Bagged
12/03/2020	13:24:35	Purbachal SO	Item Booked
12/03/2020	13:15:25	Circus Avenue SO	Item Bagged

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