

SOUMIK SAMANTA

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Advocate

City Civil Court, Calcutta



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Kolkata- 700084

Ref. No. 004/LSR/PCDB-RERA/06052025

Date-06.05.2025

TO WHOM IT MAY CONCERN

In respect of investigation of property mentioned in the
Schedule below, my observations are as follows-

OWNER DETAILS- 1) **Sujit Mondal**, 2) **Ranjit Mondal**, and 3) **Surajit Mondal**, both no 1-3 are son of Late Pannalal Mondal, both by Occupation- Service, resident of R.N.C Road, Purba Subhas gram, P.O. Subhas gram, P.S. Sonarpur, Kolkata- 700147 and 4) **Kaberi Mondal**, wife of Late Ajit Mondal, by Occupation- Housewife, 5) **Arkajit Mondal**, son of Late Ajit Mondal, by Occupation- Service, both are resident of R.N.C Road, Purba Subhas gram, P.O. Subhas gram, P.S. Sonarpur, Kolkata- 700147 and 6) **Aloka Sarkar**, wife of Ratan Sarkar, by Occupation- Housewife, residing at Pragati Pally, Subhas gram, P.O. Subhas gram, P.S. Sonarpur, Kolkata- 700147, and 7) **Suparna Bhattacharya**, wife of Kumar Bhattacharya, by Occupation- Housewife, residing at Harinavi, P.S. Sonarpur, Dist. South 24 Parganas, Kolkata- 700148, 8) **Sukanya Bhattacharya**, daughter of Late Santosh Kumar Bhattacharya, by Occupation- Lawyer, residing at K.C. Bose Road, Subhas gram, P.S. Sonarpur, Dist. South 24 Parganas, Kolkata- 700146, 9) **Sudeshna Chakraborty**, wife of Suman Chakraborty, by Occupation- Housewife, residing at K.C. Bose Road, Subhas gram, P.S. Sonarpur, Dist. South 24 Parganas, Kolkata- 700146, 10) **Dhiman Ghosh Chaudhury**, and 11) **Ayan Ghosh Chaudhury**, both are son of Late Ajay Ghosh Chaudhury, both by Occupation- Business, both are residing at R.N.C Road,

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Purba Subhas gram, P.O. Subhas gram, P.S. Sonarpur,
Kolkata- 700147 all by Faith- Hindu, by Nationality -
Indian.

DEVELOPER DETAILS- M/S SUKTARA CONSTRUCTION., a partnership firm having its office at Village + P.O. Beramara, Amratala, P.S. Magrahat, Pin-743609, District- South 24 Parganas, represented by its partners namely **1) POLY MONDAL**, wife of Sachindranath Mondal, daughter of Sisu Ranjan Halder, by Faith-Hindu, residing at Uttar Radhanagar, Magrahat, Shyampur, Magrahat- II, District- South 24 Parganas, Pin-743355, West Bengal and **2) AFRUJA MOLLA**, wife of Khayrul Hassan Molla, daughter of Mejbahar Ali Akhan, by Faith- Muslim, residing at Beramara, District- South 24 Parganas, Pin - 743609, West Bengal, all by Nationality-Indian, by Occupation-Business.

PROPERTY DETAILS-

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of a plot of 'Rayati' 'Bastu' land measuring more or less **8 [Eight] Cottah 11 [Eleven] Chittak** comprising in **R.S. Dag No. 655** corresponding to **L.R. Dag No. 1111** under **R.S Khatian No. 274 & 558** corresponding to **L.R. Khatian No. 4363, 4362, 4366, 4365, 4361, 4360, 4359, 4358, 4357, I4356 and 4364** lying and situated at **Mouza- Bangshidharpur, J.L. No. 34**, District Sub-Registrar Office at Alipore, Additional District Sub-

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Registrar Office at Sonarpur, Police Station- Sonarpur, within the local limits of Rajpur-Sonarpur Municipality, Ward No. 21, Holding No. 134, R. N. CHAKRABORTY ROAD, P.O. Subhas gram, District- South 24 Parganas, Kolkata- 700147, herein with exclusive rights of ownership thereto having unfettered right, title and interest thereto free from all encumbrances, liens, lispens and attachments whatsoever, together with all sorts of easement rights over the Road/Common Passage and proportionate, and is possessing and enjoying the same without let and hindrances, free from all encumbrances together with all sorts of easement rights over the Road/Common Passage and proportionate Rent payable to the Collector, 24-Parganas (South) Govt. of West Bengal. The "Said Land" butted and bounded by:

On the North: Part of R.S. Dag No. 651

On the South: Municipality Road (R.N.C Road)

On the East: Part of R.S. Dag No. 654

On the West: R.S. Dag No. 623/622 & 651

OBSERVATION: -

The owners are absolute lawful owners of the aforesaid land and they have marketable title with respect to aforementioned property. The aforementioned land is 'Rayati' land and does not belong to 'Debottor' property or 'property of public interest' and land owners are not 'Benamdar' of anyone else and there is no 'Barga'/any kind of Tenant/Illegal Occupier/Receiver appointed by

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court/acquisition or requisition/vesting/mortgage/charge in the Scheduled Property. There is no litigation pending before court with respect to Scheduled Property within the vicinity of my searching [2013 to 2024] and the Scheduled land is free from all sorts of encumbrances.

Place: Kolkata

Date: 07.05.2025

Soumik Samanta

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Advocate

City Civil Court, Calcutta

Enrolment No. F/4539/3458/2023

Signature of Advocate