

SOUMIK SAMANTA

M. Sc., LL.B.

Advocate

Alipore Criminal Court, Alipore



ADVOCATE

Ref. No. 329/LN/PM/07052026

Date-07.05.2026

TO WHOM IT MAY CONCERN

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

OWNER'S DETAILS- **Sunanda Modak** [wife of Koustav Mukherjee and daughter of Dipankar Modak], by Occupation- Service, by Faith - Hindu, by Nationality - Indian, resident of Dwarik Nath Banerjee Road, Sadhur Bagan, Ushumpur, P.O. Agarpara, P.S. Gholia, District- North 24 Parganas, Kolkata- 700109, West Bengal.

DEVELOPER DETAILS- **M/s LORD JAGANNATH ARCADE**, a proprietorship firm having its office at Dwarik Banerjee Road, Sadhur Bagar, P.O. Agarpara, P.S. Gholia, District- North 24 Parganas, Kolkata- 700109, West Bengal, represented by its sole proprietor **Koustav Mukherjee**, [son of Kanchan Mukherjee], by Occupation-Business, by Faith-Hindu, by Nationality-Indian, residing at Dwarik Banerjee Road, Sadhur Bagar P.O. Agarpara, P.S. Gholia, District- North 24 Parganas, Kolkata- 700109, West Bengal.

PROPERTY DETAILS-

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of a plot of land, area measuring about **4[Four] Cottah 0[Zero] Chittak 20[Twenty] Square Feet**, be the same or little bit more or less, along with

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833, Garia Station Road, Kalitala, P.S. Narendrapur, P.O.
Garia, District- South 24 Parganas, Kolkata- 700084

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residential structure thereon comprising in R.S. Dag No. 1093 corresponding to L.R Dag No.1365 appertaining to R.S. Khatian No. 1789 corresponding to L.R. Khatian No. 11164, lying and situated at Mouza- Ghola, J.L. No. 14, District-North 24 Parganas, Kolkata- 700111, Police Station- Ghola, Post Office- Ghola Bazar within the local limits of Panihati Municipality, Ward No. 28, having Holding No. 2, Abhoy Banerjee Road, Asessee No. 1201000044558, 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 together with all sorts of easement rights over the Road/Common Passage and proportionate Rent payable to the Collector, 24-Parganas (North) Govt. of West Bengal. The "Said Land" butted and bounded by:

On the North: Property of Shefali Bhattacharjee.
On the South: 10 Feet wide Municipal Road.
On the East: Property of Anjali Mukherjee.
On the West: 25 Feet wide Municipality Road.

OBSERVATION: -

The owner is absolute lawful owner of the aforesaid land and he has marketable title with respect to aforementioned property. The aforementioned land is 'Rayati' land and does

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not belong to 'Debutter' property or 'property of public interest' and land owner is not 'Benamdar' of anyone else and there is no 'Barga'/any kind of Tenant/Illegal Occupier/Receiver appointed by 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 2026] and the Scheduled land is free from all sorts of encumbrances.

Place: Kolkata

Date: 07.05.2026

Soumik Samanta

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Advocate

City Civil Court, Calcutta

Enrolment No. F/4539/3458/2023

Signature of Advocate

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