

Sekhar Kanti Das Advocate

Small Cause Court Bar Association at Calcutta.
2 & 3 K.S Roy Road, 4th Floor,
Kolkata : 700001

Residence :

Neelam Co-operative Housing Society Ltd.
Flat No.-M12/1, Ground Floor. P.O.- Nimta,
Rabindra Sarani, Kolkata-700049
Mobile No.- 98300-39362

Ref. No. :

Date : 25/08/2025

TO WHOM IT MAY CONCERN

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

1. Name of the Owners (Joint):

1. Salim Makkar
2. Abubacker Makker
3. Smt. Rabia Makkar
4. Smt. Shahanas Saleem
5. Smt. Najma Yusuf
6. M/s. Sound of Arts International
7. Fardaan Makkar

2. Name of the Developer:

M/s. Ascon Infrastructure (India) Pvt. Ltd.

Details of property: The project "ASCON IRIKA" is proposed to be constructed upon ALL THAT land totally measuring about 156 cottahs 6 chittacks 24 sq.ft. forming part of:

- R.S. Dag Nos. 626, 627, 628, 629, 630, 631, 632, 634, 635, 636, 661 under R.S. Khatian Nos. 1614, 1066, 1376, 1820
- Dag Nos. 633, 636, 637, 592/1614 under Khatian Nos. 863, 1418, 1419
- C.S. Dag Nos. 581, 582, 584, 585, 586, 587, 589, 590, 595/1615 under C.S. Khatian Nos. 1073, 1273, 1279, 1299
- L.R. Khatian Nos. 1442, 3048, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2109, 2247, 3050, 3051, 3052
- Sali Khatian No. 1415, J.L. No. 15, R.S. Nos. 188 & 189, Touzi No. 1074

all situate at Mouza Hatiara, P.S. Rajarhat, District North 24 Parganas, presently numbered as Municipal Holding No. 437/38, BL-J, Hatiara, Purbapara, Kolkata - 700156, Ward No. 19, Rajarhat Gopalpur Municipality.

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As per **Certificate dated 17.11.2011** issued by Rajarhat Gopalpur Municipality, all the above plots have been duly amalgamated into a single consolidated property.

As per **Certificate dated 20.09.2014**, the nature of the land has been converted for construction purposes.

Boundary Declaration of the Amalgamated Property

- **North :** by Municipal Road (Netropara Roypara)
- **South :** by lands of Hazi Md. Hanif & Sk. Yasin Ali
- **East :** by lands of Ampee Mondal & Aneesuddin Azad
- **West :** by lands of Jazi Md. Hanif Sardar and Municipality Road (Purbo Para)

Observation :-

The subject land, as described in the Schedule, stands duly amalgamated and converted for construction purposes. The present owners hold clear, valid, and marketable title, and the property is free from encumbrances, subject only to the Development Agreement executed with M/s. Ascon Infrastructure (India) Pvt. Ltd.

Sekhar Kanti Das

SEKHAR KANTI DAS

ADVOCATE

Presidency Small Cause Court
Bar Association at Calcutta
2&3, K.S. Roy Road, 4th Floor
Kolkata - 700 001
Regn. No. WB-712 of 1985