

**SOUMIK SAMANTA**

M. Sc., LL.B.

Advocate

City Civil Court, Calcutta



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Kolkata- 700084

Ref. No.015/LSR/PESR-RERA/01092025

Date-01.09.2025

**TO WHOM IT MAY CONCERN**

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

**OWNERS DETAILS-1)** **DEEPAK KUMAR SINGH, (PAN ALMPS6178C)** son of Maheswar Prasad Singh, by Occupation- Advocate, and **2)** **SANDHYA SINGH (PAN ALUPS9229C)** wife of Deepak Kumar Singh, by Occupation- Housewife, both by Nationality - Indian, by faith - Hindu, residing at 106, Kiran Singh Chandra Road, P.O - Shibpur, P. S - Shibpur, District - Howrah, West Bengal, Pin- 711102.

**DEVELOPER DETAILS-M/S. PUJA BUILDERS.**, a proprietorship firm having its office at Kamdhenu More, Kharibari, Post Office - Kamdhenu, Police station - Rajarhat, North 24-parganas, pin - 700055, represented by its sole proprietor **SonuRohra, (Pan No. AIRPR2484C)**, son of Harish Rohra, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at P-73, Block C, Bangur Avenue, Police station - Lake Town, Kolkata - 700055, West Bengal.

**PROPERTY DETAILS-**

**SCHEDULE OF PROPERTY**

**ALL THAT** piece and parcel of a plot of 'Rayati' 'Bastu' land measuring more or less total **22 [Twenty-Two] Cottah 15 [Fifteen] Chittak 32 [Thirty-Two] Square Feet** (1.13 Cottah 7 Chittak 10 Square Feet comprising in R.S. Dag No. 480/600 corresponding to L.R. Dag No. 621 appertaining to L.R.

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Khatian 1473, 2.6 Cottah 10 Chittak 22 Square Feet comprising in R.S. Dag No. 480/601 corresponding to L.R. Dag No. 622 appertaining to L.R. Khatian 1474, 3.1 Cottah 8 Chittak comprising in R.S. Dag No. 480/601 corresponding to L.R. Dag No. 621 appertaining to L.R. Khatian 466, 4.1 Cottah 6 Chittak comprising in R.S. Dag No. 517 corresponding to L.R. Dag No. 655 appertaining to L.R. Khatian 584,) lying and situated at Mouza-**Paschim Nischintapur, J.L. No. 60**, Additional District Sub-Registrar Office at Garia in the dist. South 24 Parganas, Police Station- Sonarpur [now Narendrapur], within the local limits of **Rajpur-Sonarpur Municipality, Ward No. 33, Holding No. 9/1, Paschim Nischintapur Road**, Assessment No. 1104303482259, District-South 24 Parganas, Kolkata- 700154, herein with exclusive rights of ownership thereto having unfettered right, title and interest thereto free from all encumbrances, liens, lispendens and attachments whatsoever, together with all sorts of easement rights over the Road/Common Passage and proportionate, and are 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:** Land of R.S. Dag No. 480/625.

**On the South:** Part of R.S. Dag No. 517.

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**On the East:** Land of R.S. Dag No. 602.

**On the West:** Land of R.S. Dag No. 516.

**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 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 2025] and the Scheduled land is free from all sorts of encumbrances.

Place: Kolkata

Date: 01.09.2025

  
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Enrolment No. F/4539/3458/2023

Signature of Advocate