

SOUMIK SAMANTA

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Advocate

City Civil Court, Calcutta



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Kolkata- 700084

Ref. No.009/LSR/SSCPL-RERA/20062025

Date-20.06.2025

TO WHOM IT MAY CONCERN

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

OWNERS' DETAILS- 1) **Sujit Kumar Saha**, son of Late Tarapada Saha, by Occupation- Others, by Nationality - Indian, by faith - Hindu, resident of 1/2/H/34, Biplabi Barin Ghosh Sarani, Ultadanga Main Road, Kolkata Pin 700067, State West Bengal, and 2) **Mithu Saha**, wife of Late Mrinal Kanti Saha, by Occupation- Housewife, by Nationality - Indian, by faith - Hindu, resident of P-260, Block - B, 4th Floor, Room No - 16, Lake Town, South Dum Dum (M), North 24 Parganas, Pin - 700089.

DEVELOPER DETAILS- M/s **Shyamashakti Constructions Private Limited.**, a Private Limited Company having its office at, Adarshapally, P.O. Gouranganagar, P.S. New Town, Kolkata - 700162, represented by its Directors Namely 1) **Champa Santra**, daughter of Pankaj Halder, & 2) **Pankaj Halder**, son of Late Kumud Halder, both by Faith-Hindu, by Nationality- Indian, by Occupation-Business, both residing at Adarshapally, P.O. Gouranganagar, P.S. New Town, Kolkata - 700162.

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PROPERTY DETAILS-

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of a plot of 'Rayati' 'Bastu' land measuring about **4(Four) Cottah 9 (Nine) Chittak 44 (Forty Four) Square Feet**, be the same or a little more or less, comprising at R.S. Dag No. 4623 corresponding to L.R. Dag No. 4480/4623 appertaining to R.S. Khatian No. 833 corresponding to L.R. Khatian No. 18814 and 18815 in **Mouza-Hatiara, J.L. No. 14**, Police Station- New Town, within the limits of **Bidhannagar Municipal Corporation, Ward No. 14**, **Holding No. AS/1250(20/14) BL-HH, Hatiara Arunachal**, District- North 24 Parganas, within the jurisdiction of Additional District Sub-Registrar Rajarhat and District Sub-Registrar of North 24 Parganas at Barasat, Kolkata- 700157, West Bengal 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 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 (North) Govt. of West Bengal. The "Said Land" butted and bounded by:

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On the North: Land of R.S. Dag No. 4623.

On the South: Land of R.S. Dag No. 4623.

On the East: 18 Feet wide Road.

On the West: Land of R.S. Dag No. 4623.

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 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 in the Scheduled Property. There is no litigation pending before court with respect to Scheduled Property within the vicinity of my searching [2012 to 2025] and the Scheduled land is free from all sorts of encumbrances.

Place: Kolkata

Date: 20.06.2025

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Enrolment No. F/4539/3458/2023

Signature of Advocate