

SOUMIK SAMANTA

M. Sc., LL.B.

Advocate

City Civil Court, Calcutta



ADVOCATE

Ref. No:007/LSR/RERA/SD

Date-16.06.2025

TO WHOM IT MAY CONCERN

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

OWNERS' DETAILS- 1) **Sankar Ranjan Naha** alias **Ranjan Sankar Naha**, son of Late Kalipada Naha, by Occupation- Retired Person, residing at 48/1, Suburban School Road (presently Suhasini Ganguly Sarani), P.S. & P.O. Bhowanipur, Kolkata- 700025, 2)a) **Arati Naha**, wife of Late Keshab Ranjan Naha, by Occupation- Housewife, residing at 48/1, Suburban School Road (presently Suhasini Ganguly Sarani), P.S. & P.O. Bhowanipur, Kolkata- 700025 b) **Kushal Naha**, son of Late Keshab Ranjan Naha, residing at 48/1, Suburban School Road (presently Suhasini Ganguly Sarani), P.S. & P.O. Bhowanipur, Kolkata- 700025 c) **Sarbani Das**, daughter of Late Keshab Ranjan Naha, residing at 190J, Picnic Garden Road, P.S. & P.O. Picnic Garden, Kolkata- 700039, all by Faith-Hindu, by Nationality-Indian

DEVELOPER'S DETAILS- M/S **Roy & Pal Projects India Pvt. Ltd**, a private limited company having registered office at 16, Park Avenue, Modern Park, Santoshpur, P.S. Purba Jadavpur, District- South 24 Parganas, Kolkata- 700075, West Bengal represented by its directors namely 1) **Bipash Roy**, son Swadesh Ranjan Roy, resident of 39, Park Avenue,

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✉ e-mail : samantasoumik.97@gmail.com
🏠 Chamber : Shop No. 17 & 18, Subodh Market Complex (Ground Floor),
833, Garia Station Road, Kalitala, P.S. Narendrapur, P.O. Garia, District- South 24 Parganas, Kolkata- 700084

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P.S. Purba Jadavpur, Kolkata- 700075, West Bengal and 2)
Asim Pal, son of Adhir Chandra Pal, resident of 39, Park
Avenue, P.S. Purba Jadavpur, Kolkata- 700075, West Bengal
both by Faith- Hindu, by Nationality- Indian, by
Occupation- Business

PROPERTY DETAILS-

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of a plot of 'Rayati' land
measuring more or less **2 Cottah 8 Chittak 0 Square**
Feet comprising in **Dag No. 679** under **Khatian No. 295**
lying and situated at **Mouza- Rajapur, J.L. No. 23,**
Police Station- Purba Jadavpur now Survey Park,
District- South 24 Parganas, within the local limits
of **The Kolkata Municipal Corporation, Ward No. 103,**
Premises No. 441, MODERN PARK, Assessee No.
311032904419, Kolkata- 700075, within the
jurisdiction of D.S.R. of South 24 Parganas at
Alipore and A.D.S.R. Alipore 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

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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, Govt. of West Bengal. The "Said Land" butted and bounded by:

On the North : By Plot No. 17

On the South : By Plot No. 13

On the East : By 16 Feet wide Road

On the West : By Plot No. 14 and 12

OBSERVATION:-

The owners are absolute lawful owners of the aforesaid land with 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 a 'Benamdar' of anyone else and there is no 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 [2013 to 2025]

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

Place: Kolkata

Date: 16.06.2025

Soumik Samanta

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Advocate

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Enrolment No. F/4539/3458/2023

Signature of Advocate

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