

SOUMIK SAMANTA

M. Sc., LL.B.

Advocate

City Civil Court, Calcutta



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Kolkata- 700084

Ref. No:003/LSR/PCDB-RERA/01042025

Date-01.04.2025

TO WHOM IT MAY CONCERN

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

OWNER DETAILS-1) Parimal Sen, son of Late Harinarayan Sen, by Occupation- Business, resident of Uttar Kumrakhali, Mahamayatala, P.O. Narendrapur, P.S. Sonarpur (now Narendrapur), Kolkata- 700103 and **2) Sibani Karmaker**, wife of Late Hariday Karmaker, daughter of Late Harinarayan Sen, by Occupation- House Wife, resident of G-110/B, Baghajatin Road, Boral, , P.O. and P.S. Patuli, Kolkata- 700086 and **3) Shikha Das**, wife of Gobinda Das, daughter of Late Harinarayan Sen, by Occupation- House Wife, resident of Tripura Sundari Road, P.O. Boral, P.S. Sonarpur (now Narendrapur), Kolkata- 700154 and **4) Menoka Dutta alias Menaka Dutta**, wife of Late Dinesh Dutta, by Occupation- Housewife, resident of Purba Para, Kumrakhali, P.O. Narendrapur, P.S. Sonarpur (now Narendrapur), Kolkata- 700103 and **5) Swapan Dutta**, son of Late Dinesh Dutta, by Occupation Business, residing at Mahamayatala, P.O. Narendrapur, P.S. Sonarpur (now Narendrapur), Kolkata- 700103, and **6) Uma Dutta**, wife of Late Umesh Dutta, by Occupation Housewife, residing at Mahamayatala, P.O. Narendrapur, P.S. Sonarpur (now Narendrapur), Kolkata- 700103, and **7) Sukumar Dutta**, son of Late Umesh Dutta, by Occupation Housewife, residing at Mahamayatala, P.O. Narendrapur, P.S. Sonarpur (now Narendrapur), Kolkata- 700103, and **8) Madhu Dutta**, wife of Late Prankrishna Dutta,

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by Occupation Housewife, residing at Mahamayatala, P.O. Narendrapur, P.S. Sonarpur (now Narendrapur), Kolkata-700103, and 9) **Pankaj Dutta**, son of Late Prankrishna Dutta, by Occupation Business, residing at Mahamayatala, P.O. Narendrapur, P.S. Sonarpur (now Narendrapur), Kolkata-700103, all by Faith- Hindu, by Nationality - Indian

DEVELOPER DETAILS- M/s **HIVE INFRACON CONSTRUCTION.**, a proprietorship firm having its office at 29/1, Block-C, Bangur Avenue, Dist.-North 24 Parganas, Kolkata - 700055, West Bengal, represented by its sole proprietor **RAJYAM GUPTA**, son of Subhash Chandra Gupta, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at GC-212, Salt Lake Sector 3, Bidhan Nagar(M), P.O. Bidhan Nagar, Dist.-North 24 Parganas, Kolkata - 700106, West Bengal.

PROPERTY DETAILS-

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of a plot of 'Rayati' 'Bastu' land measuring more or less **6 [Six] Cottah 0 [Zero] Chittak 0 [Zero] Square Feet** comprising in R.S. Dag No. 551 & 552 [with a splitting of 3 Cottah 0 Chittak 0 Square Feet comprising at R.S. Dag No. 551 and 552 and 3 Cottah 0 Chittak 0 Square Feet comprising at R.S. Dag No. 552], lying and situated at E/P No. L.O.P. - 7 & 8, **Mouza- Kumrakhali, J.L. No. 48**, District Sub-Registrar Office at Alipore,

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Additional District Sub-Registrar Office at Garia, **Police Station- Sonarpur**[now Narendrapur], within the local limits of **Rajpur-Sonarpur Municipality, Ward No. 27, Holding No. 58**, North Kumrakhali, District- South 24 Parganas, Kolkata- 700103, 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 (South) Govt. of West Bengal. The "Said Land" butted and bounded by:

On the North: 25 ft wide Municipal Road

On the South: L.O.P. No. 9 (Colony Road)

On the East: Private Land

On the West: L.O.P. No. 5

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

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'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: 01.04.2025

Soumik Samanta

Advocate

City Civil Court, Calcutta

Enrolment No. F/4539/3458/2023

Signature of Advocate