

TANVIR ROUF

LLb. Advocate.

Court:

Room No 101,

Sealdah Court Complex,

Kolkata - 700014.

Dated : 27 / 04 / 2026

TO WHOM IT MAY CONCERN

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

Owners Detail : (1) Shri **ASHIM KUMAR SINHA**, (Having Pan No **DDRSPS0609J**), Son of Late Kamalendu Sinha, by occupation business, (2) **ANUPA SINHA**, (Having Pan No **AEIPS4640G**), daughter of Late Kamalendu Sinha, by occupation business, both by faith Hindu, both by Nationality Indian, both are resident of 10, Dehi Entally Road, Police Station Entally, Post Office Entally, Kolkata – 700014, West Bengal.

DEVELOPER DETAILS : M/S **A. A. GROUP**, (PAN NO **ACLFA5055A**), a Partnership Firm, having its registered office at 10, Dehi Entally Road, Police Station Entally, Post Office Entally, Kolkata – 700014, represented by one of its partner Shri **Ashim Kumar Sinha**, (PAN NO **DDRSPS0609J**), Son of Late Kamalendu Sinha, by Occupation Business, by faith Hindu, by Nationality Indian, residing at, of 10, Dehi Entally Road, Police Station Entally, Post Office Entally, Kolkata – 700014, West Bengal,

PROPERTY DETAILS :-

SCHEDULE OF PROPERTY

ALL THAT the piece or parcel of land containing an area of 8 Cottahs and 4 Chittacks and 17 Sq. ft be the same a little more or less lying and situate at and being Municipal Premises No. **10, Dehi Entally Road, Police Station Entally, Post Office Entally, Kolkata – 700014, K M C Ward no – 055, Borough No IV of K M C Assessee No – 110551300171**, within the jurisdiction of **Sub-Registration Office Sealdah** in the District of Twenty Four Parganas south as well as of **District Sub Registrar III, Alipore South 24 Parganas** as well as **Registrar of Assurances Kolkata**, herein with exclusive rights of ownership thereto

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Adv.

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) Government of West Bengal. The "Said Land" butted and bounded by :

ON THE NORTH : By 18'-6" wide Dehi Entally Road.
ON THE EAST : By Premises Nos. 55, 57 & 59 Deb Lane.
ON THE WEST : By Premises No. 8, Dehi Entally Road.
ON THE SOUTH : By premises no 51 & 53 Deb Lane.

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 / or loan in the Scheduled Property within the vicinity of my searching [2011 to 2026] and the scheduled land is free from all sorts of encumbrances.

Place : Kolkata

Date : 27 / 04 / 2026.

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ADVOCATE

SEALDAH COURT

ENROLMENT NO F / 824 / 489 / 1998.

Signature of Advocate.