

SOUMIK SAMANTA

M. Sc., LL.B.

Advocate

City Civil Court, Calcutta



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Kolkata- 700084

Ref. No. 033/SG/MR-RERA/13112025

Date-13.11.2025

TO WHOM IT MAY CONCERN

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

OWNER DETAILS- 1) **KANAI MANDAL** alias **KANAI MONDAL**, and 2)
NIMAI MANDAL alias **NEMAI MONDAL**, both are son of Manya
Mondal, by Occupation- Business, by Nationality - Indian,
by faith - Hindu, resident of 2 No., Chit Nayabad, P.O. &
P.S. Panchasayar, Kolkata - 700094.

DEVELOPER DETAILS- **M/S. SANDIP CONSTRUCTION.**, a
proprietorship firm having its office at 2342 NAYABAD
SHUCHANA APPERMENT, 2 NO SIT NAYABAD, PANCHASAYAR, KOLKATA
700094, represented by its sole proprietor **SUDIP GARAI**, son
of Late Kiriti Garai, by Faith-Hindu, by Nationality-
Indian, by Occupation-Business, residing at Nayabad,
Dhaluya, Border Road, Garia Station, P.S. - Sonarpur,
Kolkata - 700152.

PROPERTY DETAILS-

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of a plot of 'Rayati' 'Bastu'
land measuring more or less **5 (Five) Cottah 0 (Zero)**
Chittak 0 (Zero) Square Feet, be the same or a little more
or less, comprising at C.S. Dag No. 109 corresponding to
R.S. Dag No. 213/267 appertaining to R.S. Khatian No. 68,
in **Mouza- Nayabad, J.L. No. 25**, P.S. and P.O. Panchasayar
(formerly Purba Jadavpur), within the limits of **Kolkata**

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Municipal Corporation, Ward No. 109, Premises No. 3463, Nayabad, Assessee No. 311090868991, District- South 24 Parganas, Kolkata- 700094, within the jurisdiction of A.D.S.R. Sealdah and D.S.R. Alipur, wherein 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: Land of Nemai Mondal.
On the South: Land of Kasinath Ghosh.
On the East: Vacant Land and common passage.
On the West: 20 Feet wide Common Road adjacent to **Nayabad Road.**

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 to 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: 21.06.2025

Soumik Samanta

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Enrolment No. F/4539/3458/2023

Signature of Advocate