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Kolkata- 700084

Ref. No. 012/LSR/ANR-RERA/16012026

Date-16.01.2026

TO WHOM IT MAY CONCERN

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

OWNERS DETAIL- M/s AN REALTY, a partnership firm, having its
office at Premises No. 7, Durgacharan Banerjee Street, Post
Office Hatkhola, Police Station- Shyampukur, Kolkata
700005, represented by its partners namely 1) **ANUPAM
CHANDA**, son of Sri Amalesh Chandra Chanda, by Faith-Hindu,
by Occupation-Business, by Nationality-Indian, residing at
Dhaka Coloni, Balurghat, Daksin Dinajpur, West Bengal
733101, 2) **NIDHI SAHA**, daughter of Sri Prem Chand Gupta and
wife of Sayak Saha, by Faith-Hindu, by Occupation-Business,
by Nationality Indian, residing at 7, Durgacharan Banerjee
Street, Post Office- Hatkhola, Kolkata 700005, West Bengal.

PROPERTY DETAILS-

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of a plot of land measuring
more or less 06 (Six) Cottah 10 (Ten) Chittak 05
(Five) Square Feet, be the same or little more or less,
lying and situated at 97A, Suren Sarkar Road, Assessee No.
110332201359, within the limits of the Kolkata Municipal
Corporation, Ward No. 33 within the jurisdiction of
A.D.S.R. Sealdah and D.S.R. of South 24 Parganas at
Alipore, District- South 24 Parganas, Police Station

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Beliaghata. Post Office- Beliaghata, Kolkata- 700010. The
"Said Land" butted and bounded by:

On the North: Premises No. 96/5 and 96/7, Suren Sarkar
Road
On the South: Premises no. - 97/B. Suren Sarkar Road.
On the East: Premises no. 96/4. Suren Sarkar Road.
On the West: 12 Ft. Suren Sarkar Road.

OBSERVATION: -

The owner is absolute lawful owner of the aforesaid land and it has marketable title with respect to aforementioned property. The aforementioned land 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 in the Scheduled Property. There is to litigation pending before court with respect to Scheduled Property within the vicinity of my searching [2010 to 2025] and the Scheduled land is free from all sorts of encumbrances.

Place: Kolkata

Date: 16.01.2026

Soumik Samanta

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City Civil Court, Calcutta
Enrolment No. F/4539/3458/2023

Signature of Advocate