

SOUMIK SAMANTA

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Ref. No. 056/EHPL/SS-RERA/14022026

Date-14.02.2026

TO WHOM IT MAY CONCERN

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

OWNERS DETAIL- 1) KUNTAL SINHA (having PAN- BCUPS2091C),
son of Late Dipak Sinha, by Occupation- Business, **2)**
MALLIKA SINHA alias **MALLIKA SINGHA (having PAN-**
EEJPS2017J), wife of Late Dipak Sinha, by Occupation-
Housewife, both by Faith-Hindu, by Nationality- Indian,
resident of L-34, Kamdahari Bose Para, Post Office- Garia,
Police Station- Banskroni, Kolkata- 700084, District- South
24 Parganas, West Bengal and **3) RAKHI PAUL SINHA (having**
PAN- BDOPP9916N), daughter of Late Dipak Sinha, by
Occupation- Housewife, by Faith-Hindu, by Nationality-
Indian, resident of Janakinath Basu Road, Purbachal, Rajpur
Sonarpur (M), Post Office- Subhas Gram, Police Station-
Sonarpur, Kolkata- 700147, District- South 24 Parganas,
West Bengal.

DEVELOPER DETAILS- M/S. EDENEDGE HOUSING PRIVATE LIMITED,
the Company is incorporated under the Provision of
Companies Act 2013, having its registered Office at Holding
No.- 731, Ramkrishna Nagar, Ward No. 30, P.O. Laskarpur SO,
P.S. Sonarpur, District- South 24 Parganas, Kolkata-
700153, West Bengal, represented by its directors, **1) SK**
NIZAMUDDIN ALAM (having Income Tax PAN- AWPPA6675C) son of
Sk. Samsar Alam alias Sk. Samser Alam, by Occupation-
Business, by Faith- Muslim, residing at Natun Hat Nutan

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Para, Paschim Nischintapur, P.O. Boral, P.S. Sonarpur, Rajpur-Sonarpur (M), District- South 24 Parganas, Kolkata-700154, West Bengal, 2) **SUMON GHOSH (having Income Tax PAN-AUOPG4463B)**, son of Dulal Chandra Ghosh, by Occupation- Business, by Faith- Hindu, resident of Natundiyara, Opposite of Matree Builders, P.O. Nayabad, P.S. Sonarpur, District- South 24 Parganas, Kolkata-700150, West Bengal and 3) **ABHIJIT ROY (having Income Tax PAN- AOGPR3328Q)**, son of Kali Shankar Roy, by Occupation- Business, by Faith- Hindu, residing at Peyara Bagan, Rajpur Sonarpur (M), P.O. Laskarpur, P.S. Sonarpur, District- South 24 Parganas, Kolkata- 700153, West Bengal, all by Nationality- Indian.

PROPERTY DETAILS-

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of plot of homestead land area measuring about 5 (Five) Cottah 2 (Two)) Chittak 00 (Zero) Square Feet i.e. 342.794 Square Meter be the same or a little bit more or less, comprising at R.S. & L.R. Dag No. 492 appertaining R.S. Khatian No.720 Corresponding to L.R. Khatian No. 2030, 2031, 2032, lying and situated at **Mouza-Kamdahari, J.L. No. 49**, P.S. Bansdronei, District- South 24 Parganas within the limits of **Kolkata Municipal Corporation**, Ward No. 111, Borough- XI, Premises No. 68, Bose Para Road, **Assessee No. 31-111-04-0068-1**, and having its Postal Address L-34, Kamdahari Bose Para, P.S. Bansdronei, District- South 24 Parganas, Kolkata- 700084,

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within the jurisdiction of **A.D.S.R. Alipore** and D.S.R. of South 24 Parganas at Alipore, herein with exclusive rights of ownership thereto having unfettered right, title and interest thereto free from all encumbrances, liens, lispens 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 R.S. Dag No. 491.
On the South: Average 18.3945 Feet wide Bose Para Road.
On the East: Average 5.8366 Feet wide Common passage/Road and thereafter Land R.S. Dag No. 493 and 494.
On the West: Part of land of R.S. Dag No. 492.

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 [2011 to 2026] and the Scheduled land is free from all sorts of encumbrances.

Place: Kolkata

Date: 04.02.2026

Soumik Samanta

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

Signature of Advocate