

SOUMIK SAMANTA

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Advocate

City Civil Court, Calcutta



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 Kolkata- 700084

Ref. No:003/LSR/PCDB-RERA/09.05.2025

Date-09.05.2025

TO WHOM IT MAY CONCERN

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

OWNER DETAILS-1) **Chhaya Rani Saha**, wife of Late Daguram Saha, by Occupation- Household work, by Nationality - Indian, by faith - Hindu, resident of L.O.P. -502, Garia Laskarpur Govt. Scheme, Block-B, P.O. Laskarpur, P.S. Sonarpur (now Narendrapur), Kolkata- 700153, Dist. South 24 Parganas, and **2) Arun Prakash Ghosh**, son of Late Surendra Nath Ghosh, by Occupation- Service, by Nationality - Indian, by faith - Hindu, and **3) Mina Ghosh**, wife of Arun Prakash Ghosh, by Occupation Household work, by Nationality - Indian, by faith - Hindu, both are residing at 519, Laskarpur Peyara Bagan, P.O. Laskarpur, P.S. Sonarpur (now Narendrapur), Kolkata- 700153,

DEVELOPER DETAILS-M/S. G.P.R.S. CONSTRUCTION., a proprietorship firm having its office at 32, New Bikramgarh, P.S. Jadavpur, Dist.-South 24 Parganas, Kolkata - 700032, West Bengal, represented by its sole proprietor **Shyamal Saha, son of Late Nitai Saha, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at 32, New Bikramgarh, P.S. Jadavpur, Dist.-South 24 Parganas, Kolkata - 700032, West Bengal.**



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PROPERTY DETAILS-

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of a plot of 'Rayati' 'Bastu' land measuring more or less 4 [Four] Cottah comprising in R.S. Dag No. 596 lying and situated at E/P No. L.O.P. - 502, Mouza-Laskarpur, J.L. No. 57, Additional District Sub-Registrar Office at Sonarpur in the dist. South 24 Parganas, Police Station- Sonarpur [now Narendrapur], within the local limits of Rajpur-Sonarpur Municipality, Ward No. 31, Holding No. 37, Peyara Bagan road, District-South 24 Parganas, Kolkata- 700153, 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: 16 ft wide Municipal Road & Club's Play Ground.

On the South: Others Property.

On the East: Property of Jaykrishna Saha & others.

On the West: Property of Mr. Dutta.

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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 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: 09.05.2025


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

Signature of Advocate