

SOUMIK SAMANTA
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City Civil Court, Calcutta



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+ Chamber P.O. Garia, P.S. Narendrapur,
Kolkata- 700084

Ref. No. 003/LSR/ANPVL-RERA/30082024

Date-30/08/2024

TO WHOM IT MAY CONCERN

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

OWNER DETAILS- M/s **Aparna Nirman Pvt. Ltd. [PAN-AAJCA8758R]**,
a private limited company incorporated under Companies Act,
1956, having its registered office at B.K. Tower, 4th Floor,
170/A, A.J.C. Bose Road, P.O. & P.S. Beniapukur, Kolkata-
700014, represented by its its directors

DEVELOPER DETAILS- M/S **Acube Infrastructures [PAN-
ABNFA5714F]**, a partnership firm firm having its office at
88/1, D.D.C. Road, Dum Dum Queen Apartment, 3rd Floor, Room
No. 19, P.S. Dum Dum, Kolkata- 700030, West Bengal
represented by its partners **1)Anjan Kumar Bandopadhyay**, son
of Amal Kumar Bandopadhyay, resident of N-302, Binayak
Enclave, 59, Kalicharan Ghosh Road, Baranagar (M), P.O.
Sinthi, P.S. Baranagar, Kolkata- 700050 and **2) Pala Kar
Biswas**, daughter of Birendra Nath Kar, 22, Umesh Mukherjee
Road, P.O. & P.S. Belghoria, Kolkata- 700056, both by Faith-
Hindu, by Nationality-Indian, by Occupation-Business

PROPERTY DETAILS-

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of a plot of 'Rayati' land
measuring more or less **23 Cottah 5.5 Chittak 0 Square
Feet** comprising in **R.S. & L.R. Dag No. 362, 362/1036 and**

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362/9061 under R.S Khatian No. 913 corresponding to L.R. Khatian No. 5406 lying and situated at Mouza- Rayan, J.L. No. 68, Police Station- Burdwan, within the local limits of Rayan 1 Gram Panchayat, District- Purba Burdwan, 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, Purba Burdwan, Govt. of West Bengal. The "Said Land" butted and bounded by:

On the North : By partly Gram Samity

On the South : By 6 Feet wide passage

On the East : By Haskin Mall of Ashok Kumar Konar

On the West : By Main Katwa 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 is 'Rayati' land and does not belong to 'Debottor' property

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or 'property of public interest' and land owner is not a 'Benamdar' of anyone else and there is no 'Barga'/any kind of Tenant/Illegal Occupier/acquisition or requisition/vesting in the Scheduled Property. There is to litigation pending before court with respect to Scheduled Property within the vicinity of my searching [2013 to 2024] and the Scheduled land is free from all sorts of encumbrances.

Place: Kolkata

Date: 30/08/2024

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

Signature of Advocate