

SOUMIK SAMANTA
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City Civil Court, Calcutta



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Kolkata- 700084

Ref. No. 002/LSR/BESB-RERA/23052024

Date-23/05/2024

TO WHOM IT MAY CONCERN

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

OWNER DETAILS- SUBHASIS BOSE, son of Sanjay Bose, by Faith-Hindu, by Occupation- Business, by Nationality-Indian, residing at Tegharia, P.O. R.K. Pally, P.S. Narendrapur [Previously Sonarpur], Kolkata- 700150, District-South 24 Parganas, West Bengal

DEVELOPER DETAILS- M/S BOSE ENGINEERING & CONSTRUCTION, a proprietorship firm having its office at 3218, Sonarpur Station Road, Teghoria, P.O. R.K. Pally, P.S. Narendrapur (previously Sonarpur), District- South 24 Parganas, Kolkata- 700150, West Bengal represented by its sole proprietor SANJAY BOSE, son of Late Sambhu Nath Bose, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at Teghoria, P.O. R.K. Pally, P.S. Narendrapur (previously Sonarpur), District- South 24 Parganas, Kolkata- 700150, West Bengal

PROPERTY DETAILS-

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of a plot of 'Rayati' 'Bastu' land measuring more or less **5 Cottah 1 Chittak 0 Square**

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Feet comprising in **R.S. & L.R. Dag No. 2193** under **R.S Khatian Nos. 2465 and 2467** corresponding to **L.R. Khatian No. 3196**, lying and situated at **Mouza- Rajpur, J.L. No. 55**, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Sonarpur, **Police Station- Sonarpur**, within the local limits of **Rajpur-Sonarpur Municipality, Ward No. 16, Holding No. 207, M. N. Roy Road, P.O. Rajpur, District- South 24 Parganas, Kolkata- 700149**, 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 : 20 Feet wide M.N. Roy Road

On the South : Part of R.S. Dag No. 2193

On the East : Part of R.S. Dag No. 2193

On the West : 16 Feet wide M.N. Roy Road

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OBSERVATION: -

The owner is absolute lawful owner of the aforesaid land and he has 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 owner is not a '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 2024] and the Scheduled land is free from all sorts of encumbrances.

Place: Kolkata

Date: 23/05/2024

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

Signature of Advocate

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Please Note That-

Attachments of the report as follows, are part and parcel of this opinion-

- 1) Registry Office Search Receipt
- 2) Court Search Receipt