

# TITLE REPORT

## PART-I of III

*Of 48.73 decimal land in R.S./LR. Dag No. 3196 of Morza Patherghata, J.L. No. 36, Police Station New Town (Formerly Rajarhat), District North 24 Parganas*

Client: M/s. Naoolin Realcon Private Limited

**Supriyo Basu & Associates**

**Advocates**

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Date: 16<sup>th</sup> December, 2021

**CLIENT: NAOOLIN REALCON PRIVATE LIMITED**

**TITLE REPORT**

**Re: ALL THAT** undivided land classified as *sali* (agricultural) measuring 48.73 (forty eight point seven three) decimal, more or less [mutated as 48.7344 (forty eight point seven three) decimal, more or less], out of 78 (seventy eight) decimal, being a portion of R.S./L.R. *Dag* No. 3196, recorded under L.R. *Khatian* Nos. 6144, 6149, 6150, 6146, 6574, 6360, 6575, 6359, 6148, 6362, 6355, 6361, 6357, 6356, 6358, 6836, 6835, 5801, 6826, 6827, 6828, 3829, 6164, 6165, 6816, 6818, 6821, 6820, 6819, 6817, 6823, 6824, 6151, 6525, 5804 and 6163, *Mouza* Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), within Patharghata Gram Panchayet (**PGP**), Sub-Registration Office Rajarhat, District North 24 Parganas) (**Said Property**).

Under instructions and on behalf of our Client, Naoolin Realcon Private Limited, we have caused due diligence limited to Devolution of Title in respect of the Said Property (defined below).

**1. Definitions**

In this Report, unless it is contrary or repugnant to the subject or context:

- 1.1 **Said Property** shall mean **ALL THAT** undivided land classified as *sali* (agricultural) measuring 48.73 (forty eight point seven three) decimal, more or less [mutated as 48.7344 (forty eight point seven three) decimal, more or less], out of 78 (seventy eight) decimal, being a portion of R.S./L.R. *Dag* No. 3196, recorded under L.R. *Khatian* Nos. 6144, 6149, 6150, 6146, 6574, 6360, 6575, 6359, 6148, 6362, 6355, 6361, 6357, 6356, 6358, 6836, 6835, 5801, 6826, 6827, 6828, 3829, 6164, 6165, 6816, 6818, 6821, 6820, 6819, 6817, 6823, 6824, 6151, 6525, 5804 and 6163, *Mouza* Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), within Patharghata Gram Panchayet (**PGP**), Sub-Registration Office Rajarhat, District North 24 Parganas



- 1.2 **Owners** shall mean (1) Jasimuddin Mondal, (2) Tapas Kumar Banik, (3) Minoo Saif Ali, (4) Almine Anju Zarine, (5) Uttam Kumar Majumder, (6) Monirul Islam, (7) Susanta Deb Barma, (8) Joshnara Begum, (9) Tukun Kansabanik, (10) Nuruddin Mallick, (11) Parvin Sultana, (12) Ruksana Khatun, (13) Ramjan Ali Sarkar, (14) Sk. Harun Mondal, (15) Sk. Ali Hussain, (16) Kumari Sarita Saha, (17) Sanjay Suman, (18) Wasim Raja, (19) Ved Azaan Rahaman, (20) Manishankar Mishra *alias* Monishankar Mishra, (21) Netai Lal Mallik, (22) Md. Moksud Ali Molla, (23) Ranjit Kumar Gupta, (24) Kumari Sarita Saha, (25) Sk. Khairujjaman, (26) Mahammad Didar Box, (27) Sk. Hasanur Jamal, (28) Sabnam Shah, (29) Ratan Kumar Choudhury, (30) Sk. Mahammad Ali, (31) Sumina Parvin, (32) Prabali Datta, (33) Saumendra Narayan Roy, (34) Mintu Majumder, (35) Imrul Zaman and (36) Asik Ahmed.

2. **Production of Documents of Title**

Inspection of documents of title in respect of the Said Property were given, details whereof are mentioned in **Annexure A** hereto.

3. **DEVOLUTION OF TITLE:**

- 3.1 At all material times Daulat Ali Molla, Ahad Ali Molla and Chaulat Ali Molla were the joint and recorded owners of Sali (agricultural) land measuring 78 (seventy eight) decimal, comprised in C.S. Dag No. 2885 corresponding R.S. Dag No. 3196, recorded in C.S. *khatian* No. 1922, Mouza Patharghata, J.L. No. 36, District 24 Parganas (**Larger Property**).
- 3.2 By a Deed of Partition (*Bonton Potro*) in Bengali Language dated 7<sup>th</sup> May, registered in the Office of the Cossipore Dum Dum, recorded in Book No. I, Volume No. 17, at Pages 174 to 178, being Deed No. 876 for the year 1943 various properties *inter alia* the Larger Property was partitioned between Daulat Ali Molla, Ahad Ali Molla and Chaulat Ali Molla and by virtue of the said partition Daulat Ali Molla and Ahad Ali Molla were jointly allotted the Larger Property having equal share therein (i.e. undivided one-half share each).
- 3.3 For the purpose of better enjoyment *inter alia* the said Larger Property, said Daulat Ali Molla and Ahad Ali Molla *inter se* orally partitioned



amongst themselves, *inter alia* the said Larger Property and said Ahad Ali Molla became the absolute owner of the said Larger Property.

- 3.4 Ahad Ali Molla, a Muslim governed by the principles of the Mohmeddan Law, died intestate leaving behind surviving his wife, Goljan Bibi, his 6 (six) sons, namely, (1) Saher Ali Molla (2) Sajed Ali Molla, (3) Majed Ali Molla, (4) Kasem Ali Molla, (5) Hasem Ali Molla and (6) Hakim Ali Molla, his 4 (four) daughters, namely, (1) Sajeda Bibi, (2) Rashida Bibi, (3) Rizia Bibi and (4) Rokeya Bibi as his only legal heirs and heiresses who jointly and in diverse share inherited all the right, title and interest of Late Ahad Ali Molla in the Larger Property.
- 3.5 The legal heirs of Ahad Ali Molla i.e. Goljan Bibi, Saher Ali Molla, Sajed Ali Molla, Kasem Ali Molla, Sajeda Bibi, Rashida Bibi, Rizia Bibi and Rokeya Bibi got their names duly recorded in the L.R. records in respect of their respective share in the Larger Property vide L.R. Khatian Nos. 2747, 2742, 2741, 2744, 2748, 2749, 2750 and 2751 respectively. It is pertinent to mention here that Majed Ali Molla, Hasem Ali Molla and Hakim Ali Molla did not record their names in the L.R. records.
- 3.6 Goljan Bibi being one of the legal heirs Ahad Ali Molla and a Muslim governed by the principles of the Mohmeddan Law, died intestate of leaving behind surviving her 6 (six) sons, namely, (1) Saher Ali Molla (2) Sajed Ali Molla, (3) Majed Ali Molla, (4) Kasem Ali Molla, (5) Hasem Ali Molla and (6) Hakim Ali Molla, his 4 (four) daughters, namely, (1) Sajeda Bibi, (2) Rashida Bibi, (3) Rizia Bibi and (4) Rokeya Bibi who jointly and in diverse share inherited all the right, title and interest of Late Ahad Ali Molla in the Larger Property.
- 3.7 By virtue of inheritance (1) Saher Ali Molla (2) Sajed Ali Molla, (3) Majed Ali Molla, (4) Kasem Ali Molla, (5) Hasem Ali Molla, (6) Hakim Ali Molla, (7) Sajeda Bibi, (8) Rashida Bibi, (9) Rizia Bibi and (10) Rokeya Bibi became the joint owners of the Larger Property in diverse share as tabulated in the chart below:

Sl. No.	Name of Legal Heir	Share inherited (in decimal)
1.	Saher Ali Molla	9.75
2.	Sajed Ali Molla	9.76
3.	Majed Ali Molla	9.76
4.	Kasem Ali Molla	9.76
5.	Hasem Ali Molla	9.75
6.	Hakim Ali Molla	9.74
7.	Sajeda Bibi	4.87
8.	Rashida Bibi	4.87
9.	Rizia Bibi	4.87



10.	Rokeya Bibi	4.87
	<b>Total</b>	<b>78</b>

- 3.8 By a Deed of Conveyance dated 10<sup>th</sup> April, 2014, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 7, at pages 1346 to 1369, being Deed No. 04198 for the year 2014, Majed Ali Molla sold, conveyed and transferred land measuring 4.88 (four point eight eight) decimal out his inherited share of 9.76 decimal in the Larger Property to Saroj Jain, for the consideration mentioned therein.
- 3.9 By a Deed of Conveyance dated 14<sup>th</sup> May, 2014, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 9, at pages 1960 to 1980, being Deed No. 05488 for the year 2014, Kasem Ali Molla sold, conveyed and transferred land measuring 4.88 (four point eight eight) decimal out his inherited share of 9.76 decimal in the Larger Property to Prashanta Jain, for the consideration mentioned therein.
- 3.10 By a Deed of Conveyance dated 22<sup>nd</sup> March, 2016, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2016, at pages 114032 to 114056, being Deed No. 152303588 for the year 2016, Majed Ali Molla and Kasem Ali Molla jointly sold, conveyed and transferred their remaining share in the Larger Property being land measuring 9.76 (nine point seven six) [i.e. 4.88 decimal each] to (1) Soumendra Natayan Roy, (2) Dilip Kumar Gandhi, (3) Ranjit Kumar Gupta, (4) Kumari Sarita Saha, (5) Almine Anju Zarine, (6) Tukun Kansabanik, (7) Tapas Kumar Banik and (8) Minoos Saif Ali, for the consideration mentioned therein. It is pertinent to mention that Soumendra Narayan Nandi had purchased land measuring 1 (one) decimal and Dilip Kumar Gandhi, Ranjit Kumar Gupta, Kumari Sarita Saha, Almine Anju Zarine, Tukun Kansabanik, Tapas Kumar Banik and Minoos Saif Ali had purchased land measuring 1.25 (one point two five) decimal each by virtue of this Deed.
- 3.11 By a Deed of Conveyance dated 21<sup>st</sup> June, 2017, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2017, at pages 158356 to 158375, being Deed No. 152305484 for the year 2017, Dilip Kumar Gandhi sold, conveyed and transferred his purchased share in the Larger Property to Uttam Kumar Majumder, for the consideration mentioned therein.
- 3.12 By a Deed of Conveyance dated 1<sup>st</sup> October, 2018, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2018, at pages 363485 to 363526, being Deed No. 152311240 for the year 2018, Saher Ali Molla sold, conveyed and



transferred the entirety of his inherited share in the Larger Property being land measuring 9.76 (nine point seven six) decimal to (1) Wasim Raja, (2) Asik Ahmed, (3) Ved Azaan Rahaman, (4) Manishankar Mishra, (5) Nitai Lal Mullick, (6) Imrul Zaman and (7) Md. Moksud Ali Molla, for the consideration mentioned therein. It is pertinent to mention that Asik Ahmed had purchased land measuring 2.50 (two point five zero) decimal and Imrul Zaman had purchased land measuring 1 (one) decimal and the other purchasers being Wasim Raja, Ved Azaan Rahaman, Manishankar Mishra, Nitai Lal Mullick and Md. Moksud Ali Molla had purchased land measuring 1.25 (one point two five) decimal each by virtue of this Deed.

- 3.13 By a Deed of Conveyance dated 3<sup>rd</sup> December, 2018, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2018, at pages 441420 to 441461, being Deed No. 152313339 for the year 2018, Hasem Ali Molla sold, conveyed and transferred the entirety of his inherited share in the Larger Property being land measuring 9.75 (nine point seven five) decimal to (1) Sk. Khairujjaman, (2) Mahammad Didar Box, (3) Ratan Kumar Choudhury, (4) Sk. Mahammad Ali, (5) Sumina Parvin, (6) Susama Haque, (7) Hasanurjamal, (7.1) Shabnam Shah and (8) Prabali Dutta, for the consideration mentioned therein. It is pertinent to mention here that Sk. Khairujjaman had purchased land measuring 1 (one) decimal and (2) Mahammad Didar Box, (3) Ratan Kumar Choudhury, (4) Sk. Mahammad Ali, (5) Sumina Parvin, (6) Susama Haque and Prabali Dutta had purchased land measuring 1.25 (one point two five) decimal each and Hasanurjamal and Shabnam Shah had purchased land measuring 0.625 (zero point six two five) decimal each by virtue of this Deed.
- 3.14 By a Deed of Conveyance dated 17<sup>th</sup> January, 2019, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at pages 29407 to 29426, being Deed No. 152300578 for the year 2019, Susama Haque, sold, conveyed and transferred her purchased share being undivided land measuring 1.25 (one point two five) decimal in the Larger Property to Kumari Sarita Saha, for the consideration mentioned therein.
- 3.15 By a Deed of Conveyance dated 11<sup>th</sup> April, 2014, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 7, at pages 3551 to 3566, being Deed No. 04292 for the year 2014, Rashida Bibi, Sajeda Bibi and Rijiya Bibi jointly sold, conveyed and transferred undivided land measuring 7.302 (seven point three zero two) out of their total inherited share in the Larger Property [i.e. 14.61 (fourteen point six one) decimal] to Prashanta Jain, for the consideration mentioned therein.



- 3.16 By a Deed of Conveyance registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 9, at pages 2928 to 2948, being Deed No. 05539 for the year 2014, Rokeya Bibi sold, conveyed and transferred undivided land measuring 2.434 (two point four three four) decimal out of their total inherited share in the Larger Property [i.e. 4.87 (four point eight seven) decimal] to Saroj Jain, for the consideration mentioned therein.
- 3.17 By a Deed of Conveyance dated 22<sup>nd</sup> March, 2016, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2016, at pages 114007 to 114031, being Deed No. 152303587 for the year 2016, Rashida Bibi, Sajeda Bibi and Rijiya Bibi, Rokeya Bibi jointly sold, conveyed and transferred their remaining undivided share in the Larger Property i.e. land measuring 9.737 (nine point seven three seven) decimal to Sk. Jasimuddin Mandal, for the consideration mentioned therein.
- 3.18 By a Deed of Conveyance dated 15<sup>th</sup> June, 2017, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2017, at pages 149299 to 149322, being Deed No. 152305240 for the year 2017, Sk. Jasimuddin Mandal sold, conveyed and transferred land measuring 2.50 (two point five zero) decimal out of his purchased share [i.e. 9.737 decimal] in the Larger Property to Mintu Majumder and Susanta Deb Burma, for the consideration mentioned therein.
- 3.19 By a Deed of Conveyance dated 7<sup>th</sup> January, 2019, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at pages 29314 to 29336, being Deed No. 152300497 for the year 2019, Sk. Jasimuddin Mandal sold, conveyed and transferred undivided land measuring 1.25 (one point two five) decimal out of his purchased share [i.e. 9.737 decimal] in the Larger Property to Sanjay Suman, for the consideration mentioned therein.
- 3.20 Sajed Ali Molla being one of the legal heirs of Ahad Ali Molla and a Muslim governed by the principles of the Mohmeddan Law, died *intestate* of leaving behind surviving his wife Ahuda Bibi, his 3 (three) sons, namely, (1) Sahabuddin Molla (2) Mohiuddin Molla and (3) Atabuddin Molla, his 3 (three) daughters, namely, (1) Nazira Bibi, (2) Nassima Bibi, and (3) Jahanara Bibi *alias* Janu Bibi as his only legal heirs and heiresses who jointly and in diverse share inherited the undivided share of Late Sajed Ali Molla (i.e. undivided land measuring 9.76 decimal) in the Larger Property. The share of each legal heir is mentioned in the chart below:

Sl. No.	Name of the legal heir	Share (in decimal)
1.	Ahuda Bibi	1.21



2.	Sahabuddin Molla	1.90
2.	Mohiuddin Molla	1.90
3.	Atabuddin Molla	1.90
5.	Nazira Bibi	0.95
6.	Nassima Bibi	0.95
7.	Jahanara Bibi <i>alias</i> Janu Bibi	0.95
<b>Total</b>		<b>9.76</b>

- 3.21 By a Deed of Conveyance dated 23<sup>rd</sup> December, 2011, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. 1, CD Volume No. 23, at pages 9192 to 9206, being Deed No. 14478 for the year 2011, Jahanara Bibi *alias* Janu Bibi sold, conveyed and transferred undivided land measuring 0.80 (zero point eight zero) decimal out of her inherited share [i.e. 0.95 decimal] in the Larger Property to Prabir Kumar Mondal, for the consideration mentioned therein.
- 3.22 Prabir Kumar Mondal got his name recorded in the records of the Block Land and Land Reforms Office in respect of his purchased share in the Larger Property vide L.R. Khatian No. 5206.
- 3.23 By a Deed of Conveyance dated 30<sup>th</sup> December, 2016, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2017, at pages 1501 to 1549, being Deed No. 152312836 for the year 2016, Ahuda Bibi, Sahabuddin Molla, Mohiuddin Molla, Atabuddin Molla, Nazira Bibi, Nassima Bibi, Jahanara Bibi *alias* Janu Bibi and Prabir Kumar Mondal jointly sold, conveyed and transferred land measuring 9.76 (nine point seven six) decimal out of the Larger Property to (1) Nuruddin Mallick, (2) Joshnara Begum, (3) Parvin Sultana, (4) Sk. Monirul Islam, (5) Ruksana Khatun, (6) Sk. Ali Hossain, (7) Ramjan Ali Sarkar and (8) Sk. Harun Mondal, for the consideration mentioned therein. It is pertinent to mention here that Nuruddin Mallick, Joshnara Begum, Parvin Sultana, Sk. Monirul Islam, Ruksana Khatun, Sk. Ali Hossain and Ramjan Ali Sarkar have purchased land measuring 1.25 (one point two five decimal) each and Sk. Harun Mondal has purchased land measuring 1 (one) decimal through this Deed.
- 3.24 In the abovementioned events and circumstances (1) Jasimuddin Mondal, (2) Tapas Kumar Banik, (3) Minoo Saif Ali, (4) Almine Anju Zarine, (5) Uttam Kumar Majumder, (6) Monirul Islam, (7) Susanta Deb Barma, (8) Joshnara Begum, (9) Tukun Kansabanik, (10) Nuruddin Mallick, (11) Parvin Sultana, (12) Ruksana Khatun, (13) Ramjan Ali Sarkar, (14) Sk. Harun Mondal, (15) Sk. Ali Hussain, (16) Kumari Sarita Saha, (17) Sanjay Suman, (18) Wasim Raja, (19) Ved Azaan Rahaman, (20) Manishankar Mishra *alias* Monishankar Mishra, (21) Netai Lal Mallik, (22) Md. Moksud Ali Molla, (23) Ranjit Kumar Gupta, (24)



Kumari Sarita Saha, (25) Sk. Khairujjaman, (26) Mahammad Didar Box, (27) Sk. Hasanur Jamal, (28) Sabnam Shah, (29) Ratan Kumar Choudhury, (30) Sk. Mahammad Ali, (31) Sumina Parvin, (32) Prabali Datta, (33) Saumendra Narayan Roy, (34) Mintu Majumder, (35) Imrul Zaman and (36) Asik Ahmed became the joint owners of undivided land measuring 48.73 (forty eight point seven three) decimal out of 78 (seventy eight) decimal and got their names duly mutated in the records of the Block Land and Land Reforms Office vide L.R. Khatian Nos. 6144, 6149, 6150, 6146, 6574, 6360, 6575, 6359, 6148, 6362, 6355, 6361, 6357, 6356, 6358, 6836, 6835, 5801, 6826, 6827, 6828, 3829, 6164, 6165, 6816, 6818, 6821, 6820, 6819, 6817, 6823, 6824, 6151, 6525, 5804 and 6163 respectively.

- 3.25 In the above mentioned events and circumstances (1) Jasimuddin Mondal, (2) Tapas Kumar Banik, (3) Minoo Saif Ali, (4) Almine Anju Zarine, (5) Uttam Kumar Majumder, (6) Monirul Islam, (7) Susanta Deb Barma, (8) Joshnara Begum, (9) Tukun Kansabanik, (10) Nuruddin Mallick, (11) Parvin Sultana, (12) Ruksana Khatun, (13) Ramjan Ali Sarkar, (14) Sk. Harun Mondal, (15) Sk. Ali Hussain, (16) Kumari Sarita Saha, (17) Sanjay Suman, (18) Wasim Raja, (19) Ved Azaan Rahaman, (20) Manishankar Mishra *alias* Monishankar Mishra, (21) Netai Lal Mallik, (22) Md. Moksud Ali Molla, (23) Ranjit Kumar Gupta, (24) Kumari Sarita Saha, (25) Sk. Khairujjaman, (26) Mahammad Didar Box, (27) Sk. Hasanur Jamal, (28) Sabnam Shah, (29) Ratan Kumar Choudhury, (30) Sk. Mahammad Ali, (31) Sumina Parvin, (32) Prabali Datta, (33) Saumendra Narayan Roy, (34) Mintu Majumder, (35) Imrul Zaman and (36) Asik Ahmed became the joint owners of the Said Property. The land area of each of the owner in the Said Property is detailed in the chart below:

Sl. No.	Name of the Owner	L.R. Khatian No.	Purchased Area (in Dec.)	Mutated Area (in Dec.)
1.	Jasimuddin Mondal	6144	9.737	5.9904
2.	Tapas Kumar Banik	6149	1.25	1.248
3.	Minoo Saif Ali	6150	1.25	1.248
4.	Almine Anju Zarine	6146	1.25	1.248
5.	Uttam Kumar Majumder	6574	1.25	1.248
6.	Monirul Islam	6360	1.25	1.248
7.	Susanta Deb Barma	6575	1.25	1.248
8.	Joshnara Begum	6359	1.25	1.248
9.	Smt. Tukun Kansabanik	6148	1.25	1.248
10.	Nuruddin Mallick	6362	1.25	1.248
11.	Parvin Sultana	6355	1.25	1.248
12.	Ruksana Khatun	6361	1.25	1.248



13.	Ramjan Ali Sarkar	6357	1.25	1.2558
14.	Sk. Harun Mondal.	6356	1	0.9984
15.	Sk. Ali Hussain	6358	1.25	1.2558
16.	Kumari Sarita Saha	6836	1.25	1.248
17.	Sanjay Suman	6835	1.25	1.248
18.	Wasim Raja	5801	1.25	1.2636
19.	Ved Azaan Rahaman	6826	1.25	1.2636
20.	Manishankar Mishra <i>alias</i> Monishankar Mishra	6827	1.25	1.2714
21.	Netai Lal Mallik	6828	1.25	1.2714
22.	Md. Moksud Ali Molla	6829	1.25	1.2402
23.	Ranjit Kumar Gupta	6164	1.25	1.248
24.	Kumari Sarita Saha	6165	1.25	1.248
25.	Sk. Khairujjaman	6816	1	1.014
26.	Mahammad Didar Box	6818	1.25	1.248
27.	Sk. Hasanur Jamal	6821	0.625	0.6318
28.	Sabnam Shah	6820	0.625	0.6318
29.	Ratan Kumar Choudhury	6819	1.25	1.248
30.	Sk. Mahammad Ali	6817	1.25	1.248
31.	Sumina Parvin	6823	1.25	1.248
32.	Prabali Datta	6824	1.25	1.2324
33.	Saumendra Narayan Roy	6151	1.00	1.0062
34.	Mintu Majumder	6525	1.25	1.248
35.	Imrul Zaman	5804	1.00	0.975
36.	Asik Ahmed	6163	2.50	2.4726

- 3.26 Jasimuddin Mandal being desirous of developing and commercially exploiting his share in various properties inter-alia his share in the Said Property entered into a Development Agreement and Power Of Attorney dated 25<sup>th</sup> January, 2019 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 60122 to 60173, being Deed No. 152301407 for the year 2019 with Naolin Realcon Private Limited, as per the terms and conditions mentioned therein.
- 3.27 Tapas Kumar Banik being desirous of developing and commercially exploiting his share in various properties inter-alia his share in the Said Property entered into a Development Agreement and Power Of Attorney dated 3<sup>rd</sup> October, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2018, at Pages 377373 to 377436, being Deed No. 152311507 for the year 2018 with Naolin Realcon Private Limited, as per the terms and conditions mentioned therein.



- 3.28 Minoo Saif Ali and Almine Anju Zarine being desirous of developing and commercially exploiting their shares in various properties inter-alia their share in the Said Property entered into a Development Agreement dated 14<sup>th</sup> September, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2018, at Pages 395215 to 395287, being Deed No. 152310847 for the year 2018 with Naoolin Realcon Private Limited and subsequently executed a Power Of Attorney dated 27<sup>th</sup> September, 2018, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2018, at Pages 377052 to 377097, being Deed No. 152311517 for the year 2018, as per the terms of the development agreement.
- 3.29 Uttam Kumar Majumder, Monirul Islam and Susanta Deb Barma being desirous of developing and commercially exploiting their share in various properties inter-alia their share in the Said Property entered into a Development Agreement and Power Of Attorney dated 29<sup>th</sup> October, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2018, at Pages 402033 to 402132, being Deed No. 152312177 for the year 2018 with Naoolin Realcon Private Limited, as per the terms and conditions mentioned therein.
- 3.30 Joshnara Begum and Tukun Kansabanik being desirous of developing and commercially exploiting their share in various properties inter-alia their share in the Said Property entered into a Development Agreement and Power Of Attorney dated 12<sup>th</sup> October, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2018, at Pages 401897 to 401955, being Deed No. 152312161 for the year 2018 with Naoolin Realcon Private Limited, as per the terms and conditions mentioned therein.
- 3.31 Nuruddin Mallick, Parvin Sultana, Ruksana Khatun, Ramjan Ali Sarkar and Sk. Harun Mondal., being desirous of developing and commercially exploiting their share in various properties inter-alia their share in the Said Property jointly entered into a Development Agreement and Power Of Attorney dated 24<sup>th</sup> September, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2018, at Pages 370982 to 371061, being Deed No. 152311204 for the year 2018 with Naoolin Realcon Private Limited, as per the terms and conditions mentioned therein.
- 3.32 Sk. Ali Hussain being desirous of developing and commercially exploiting his share in various properties inter-alia his share in the Said Property entered into a Development Agreement and Power Of Attorney dated 12<sup>th</sup> November, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at



Pages 60192 to 60254, being Deed No. 152301395 for the year 2019 with Naoolin Realcon Private Limited as per the terms and conditions mentioned therein.

- 3.33 Kumari Sarita Saha and Sanjay Suman, being desirous of developing and commercially exploiting their share in the Said Property jointly entered into a Development Agreement and Power Of Attorney dated 25<sup>th</sup> January, 2019 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 67856 to 67904, being Deed No. 152301637 for the year 2019 with Naoolin Realcon Private Limited, as per the terms and conditions mentioned therein.
- 3.34 Wasim Raja, Ved Azaan Rahaman, Manishankar Mishra *alias* Monishankar Mishra, Netai Lal Mallik, Md. Moksud Ali Molla, Ranjit Kumar Gupta, Kumari Sarita Saha, being desirous of developing and commercially exploiting their share in the Said Property jointly entered into a Development Agreement and Power Of Attorney dated 12<sup>th</sup> December, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 119478 to 119544, being Deed No. 152303055 for the year 2019 with Naoolin Realcon Private Limited, as per the terms and conditions mentioned therein.
- 3.35 Sk. Khairujjaman, Mahammad Didar Box, Sk. Hasanur Jamal and Sabnam Shah being desirous of developing and commercially exploiting their share in the Said Property jointly entered into a Development Agreement and Power Of Attorney dated 27<sup>th</sup> December, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 119420 to 119477, being Deed No. 152303063 for the year 2019 with Naoolin Realcon Private Limited, as per the terms and conditions mentioned therein.
- 3.36 Ratan Kumar Choudhury, Sk. Mahammad Ali, Sumina Parvin, Prabali Datta, being desirous of developing and commercially exploiting their share in the Said Property jointly entered into a Development Agreement and Power Of Attorney dated 21<sup>st</sup> January, 2019 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 130087 to 130147, being Deed No. 152303364 for the year 2019 with Naoolin Realcon Private Limited, as per the terms and conditions mentioned therein.
- 3.37 Soumendra Narayan Roy, being desirous of developing and commercially exploiting his share in various properties inter-alia his share in the Said Property entered into a Development Agreement and Power Of Attorney dated 14<sup>th</sup> November, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No.



1523-2019, at Pages 52113 to 52163, being Deed No. 152301153 for the year 2019 with Naoolin Realcon Private Limited, as per the terms and conditions mentioned therein.

- 3.38 Mintu Majumder, being desirous of developing and commercially exploiting his share in various properties inter-alia his share in the Said Property entered into a Development Agreement and Power Of Attorney dated 20<sup>th</sup> November, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 60529 to 60588, being Deed No. 152301393 for the year 2019 with Naoolin Realcon Private Limited, as per the terms and conditions mentioned therein.
- 3.39 Imrul Zaman and Asik Ahmed, being desirous of developing and commercially exploiting their share in various properties inter-alia their share in the Said Property jointly entered into a Development Agreement and Power Of Attorney dated 4<sup>th</sup> December, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 119545 to 119609, being Deed No. 152303054 for the year 2019 with Naoolin Realcon Private Limited, as per the terms and conditions mentioned therein.
- 3.40 In the above mentioned events and circumstances said (1) Jasimuddin Mondal, (2) Tapas Kumar Banik, (3) Minoo Saif Ali, (4) Almine Anju Zarine, (5) Uttam Kumar Majumder, (6) Monirul Islam, (7) Susanta Deb Barma, (8) Joshnara Begum, (9) Tukun Kansabanik, (10) Nuruddin Mallick, (11) Parvin Sultana, (12) Ruksana Khatun, (13) Ramjan Ali Sarkar, (14) Sk. Harun Mondal, (15) Sk. Ali Hussain, (16) Kumari Sarita Saha, (17) Sanjay Suman, (18) Wasim Raja, (19) Ved Azaan Rahaman, (20) Manishankar Mishra *alias* Monishankar Mishra, (21) Netai Lal Mallik, (22) Md. Moksud Ali Molla, (23) Ranjit Kumar Gupta, (24) Kumari Sarita Saha, (25) Sk. Khairujjaman, (26) Mahammad Didar Box, (27) Sk. Hasanur Jamal, (28) Sabnam Shah, (29) Ratan Kumar Choudhury, (30) Sk. Mahammad Ali, (31) Sumina Parvin, (32) Prabali Datta, (33) Saumendra Narayan Roy, (34) Mintu Majumder, (35) Imrul Zaman and (36) Asik Ahmed as joint owners of the Said Property have granted development rights to Naoolin Realcon Private Limited.

4. **Conclusion:**

- 4.1 We have not caused any searching in respect of the Said Property and this Title Report is based upon the photocopies of the documents and representations provided by our Client with regard to the Said Property.



4.2 Please take note of our observations and advice in respect of the Said Property. They are:

- We have not been provided with the Death Certificate and the Farayeznama of Ahad Ali Molla and our report is based on the representations made in registered Deeds.
- We have not been provided with the Death Certificate and the Farayeznama of Goljan Bibi and our report is based on the representations made in registered Deeds.
- We have not been provided with the Death Certificate, Legal Heir Certificate and the Farayeznama of Sajed Ali Molla and our report is based on the representations made in registered Deeds.
- We have not been provided with the photocopy of L.R. parcha in the names of (1) Majed Ali Molla (2) Hasem Ali Molla (3) Hakim Ali Molla and our report is subject to non-perusal of the same.
- We have not been provided with the photocopy of Deed of Conveyance dated 22<sup>nd</sup> March, 2016, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2016, at pages 114007 to 114031, being Deed No. 152303587 for the year 2016 and our report is based on the representations made in other registered Deeds.
- We have not been provided with the complete set of the photocopy (page no 7 is missing) of Deed of Conveyance dated 7<sup>th</sup> January, 2019, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at pages 29314 to 29336, being Deed No. 152300497 for the year 2019 and our report is based on the non-perusal of the same.
- We have not been provided with the photocopy of Deed of Conveyance dated 23<sup>rd</sup> December, 2011, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume



No. 23, at pages 9192 to 9206, being Deed No. 14478 for the year 2011 and our report is based on the representations made in other registered Deeds.

- We have not been provided with the photocopy of the L.R. parcha in the name of Prabir Kumar Mondal and our report is based on the non-perusal of the same.
- We have observed that the total area of R.S/L.R. Dag No. 3196 is 78 (seventy eight) decimal and Naoolin Realcon Private Limited has development rights in respect of the Said Property i.e. land measuring 48.73 (forty eight point seven three) decimal only and the same is not divided and demarcated. Please execute/obtain a registered partition deed *inter se* the co-owners or Partition Order from the competent authority under L.R. Act or appropriate Court of Law.
- We have not been provided with the L.R. parchas in the names of (1) Jasimuddin Mondal, (2) Tapas Kumar Banik, (3) Minoo Saif Ali, (4) Almine Anju Zarine, (5) Uttam Kumar Majumder, (6) Monirul Islam, (7) Susanta Deb Barma, (8) Joshnara Begum, (9) Tukun Kansabanik, (10) Nuruddin Mallick, (11) Parvin Sultana, (12) Ruksana Khatun, (13) Ramjan Ali Sarkar, (14) Sk. Harun Mondal, (15) Sk. Ali Hussain, (16) Kumari Sarita Saha, (17) Sanjay Suman, (18) Wasim Raja, (19) Ved Azaan Rahaman, (20) Manishankar Mishra *alias* Monishankar Mishra, (21) Netai Lal Mallik, (22) Md. Moksud Ali Molla, (23) Ranjit Kumar Gupta, (24) Kumari Sarita Saha, (25) Sk. Khairujjaman, (26) Mahammad Didar Box, (27) Sk. Hasanur Jamal, (28) Sabnam Shah, (29) Ratan Kumar Choudhury, (30) Sk. Mahammad Ali, (31) Sumina Parvin, (32) Prabali Datta, (33) Saumendra Narayan Roy, (34) Mintu Majumder, (35) Imrul Zaman and (36) Asik Ahmed who are the present joint owners of the Said Property and our report is based on the on line record as available in the Land and Land Reforms and Refugee Relief and Rehabilitation Department, Government of West Bengal.
- We have not received the up-to-date Panchayet Tax and Revenue Receipt (Khazna Dakhila) in the names of (1) Jasimuddin Mondal, (2) Tapas Kumar Banik, (3) Minoo Saif Ali, (4) Almine Anju Zarine, (5) Uttam



Kumar Majumder, (6) Monirul Islam, (7) Susanta Deb Barma, (8) Joshnara Begum, (9) Tukun Kansabanik, (10) Nuruddin Mallick, (11) Parvin Sultana, (12) Ruksana Khatun, (13) Ramjan Ali Sarkar, (14) Sk. Harun Mondal, (15) Sk. Ali Hussain, (16) Kumari Sarita Saha, (17) Sanjay Suman, (18) Wasim Raja, (19) Ved Azaan Rahaman, (20) Manishankar Mishra *alias* Monishankar Mishra, (21) Netai Lal Mallik, (22) Md. Moksud Ali Molla, (23) Ranjit Kumar Gupta, (24) Kumari Sarita Saha, (25) Sk. Khairujjaman, (26) Mahammad Didar Box, (27) Sk. Hasanur Jamal, (28) Sabnam Shah, (29) Ratan Kumar Choudhury, (30) Sk. Mahammad Ali, (31) Sumina Parvin, (32) Prabali Datta, (33) Saumendra Narayan Roy, (34) Mintu Majumder, (35) Imrul Zaman and (36) Asik Ahmed and our report is subject to non-perusal of the same.

- We have observed that as per on line record as available in the Land and Land Reforms and Refugee Relief and Rehabilitation Department, Government of West Bengal, classification of the Said Property is Sali (Agricultural) and we have not been provided with the conversion certificate. In this regard it is pertinent to mention that the Said Property falls under the urban agglomeration and afters conversion it may attract the provisions of Urban Land (Ceiling & Regulation) Act 1976.

**4.3 Subject To** our observations aforesaid, we are of the opinion that the Owners have a marketable title to the Said Property and Naocolin Realcon Private Limited has development rights upon it.

**Disclaimer:**

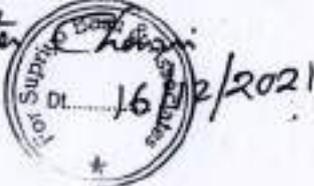
- ⚡ This Title Report has been issued on perusal of the photocopies of the documents submitted before us by our Client and based upon the representation and explanation given thereof by our Client.
- ⚡ This Title Report is only intended for the elaborate understanding of our Client regarding the title of the Said Property and is not meant for any other purpose or purposes whatsoever.



- 4 This Title Report shall not be used or utilised as indemnification of title of the Said Property and/or for any other purpose other than the objective mentioned hereinabove.
- 4 We would further mention that we have not caused any searches with regard to the Said Property and this Title Report has been issued on perusal of the photocopies of the documents submitted before us by our Client and based upon the representation and explanation given thereof by our Client

Yours faithfully,  
For **Supriyo Basu & Associates**

Suonter Choudhary  
Advocate



The stamp is circular with the text "Supriyo Basu & Associates, Advocates" around the perimeter. In the center, it says "Dt. 16/02/2021". There is a handwritten signature "Suonter Choudhary" written over the stamp.

**Annexure A**  
**(Document Produced)**

Sl.	Nature, Date and Particulars of Documents	Status
A1	Corrected C.S. Parcha in the name of Daulat Ali Molla and Ahad Ali Molla in Respect of C.S. Dag No. 2885 corresponding to R.S. Dag No. 3196	Photocopy
A2	Deed of Partition ( <i>Bonton Potro</i> ) dated 7 <sup>th</sup> May, registered in the Office of the Cossipore Dum Dum, recorded in Book No. 1, Volume No. 17, at Pages 174 to 178, being Deed No. 876 for the year 1943 between Daulat Ali Molla, Ahad Ali Molla as First Party and Chaulat Ali Molla as Second Party.	Photocopy
A3	Legal Heir Certificate of Ahad Ali Molla and Goljan Bibi, issued by PGP	Photocopy
A4	L.R. Parcha (ROR) Dated 25 <sup>th</sup> July 2011 in the name of Sajed Ali Molla in respect of L.R. Khatian No. 2741.	Photocopy
A5	L.R. Parcha (ROR) Dated 25 <sup>th</sup> July 2011 in the name of Saher Ali Molla in respect of L.R. Khatian No. 2742.	Photocopy
A6	L.R. Parcha (ROR) Dated 25 <sup>th</sup> July 2011 in the name of Kasem Ali Molla in respect of L.R. Khatian No. 2744.	Photocopy
A7	L.R. Parcha (ROR) Dated 25 <sup>th</sup> July 2011 in the name of Goljan Bibi in respect of L.R. Khatian No. 2747.	Photocopy
A8	L.R. Parcha (ROR) Dated 25 <sup>th</sup> July 2011 in the name of Rasida Bibi in respect of L.R. Khatian No. 2749.	Photocopy
A9	L.R. Parcha (ROR) Dated 25 <sup>th</sup> July 2011 in the name of Sajida Bibi in respect of L.R. Khatian No. 2748.	Photocopy
A10	L.R. Parcha (ROR) Dated 25 <sup>th</sup> July 2011 in the name of Rijia Bibi in respect of L.R. Khatian No. 2750.	Photocopy
A11	L.R. Parcha (ROR) Dated 25 <sup>th</sup> July 2011 in the name of Rokeya Bibi in respect of L.R. Khatian No. 2751.	Photocopy
A12	Deed of Conveyance dated 10 <sup>th</sup> April, 2014, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. 1, CD Volume No. 7, at pages 1346 to 1369, being Deed No. 04198 for the year 2014, between Majed Ali Molla as Vendor and Saroj Jain as Purchaser	Photocopy



<b>A13</b>	Deed of Conveyance dated 14 <sup>th</sup> May, 2014, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 9, at pages 1960 to 1980, being Deed No. 05488 for the year 2014, between Kasem Ali Molla as Vendor and Prashanta Jain as Purchaser.	Photocopy
<b>A14</b>	Deed of Conveyance dated 22 <sup>nd</sup> March, 2016, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2016, at pages 114032 to 114056, being Deed No. 152303588 for the year 2016, between Majed Ali Molla and Anr. as Vendors and Soumendra Natayan Roy and Ors. as Purchasers.	Photocopy
<b>A15</b>	Deed of Conveyance dated 21 <sup>st</sup> June, 2017, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2017, at pages 158356 to 158375, being Deed No. 152305484 for the year 2017 between Dilip Kumar Gandhi as Vendor and Uttam Kumar Majumder as purchaser.	Photocopy
<b>A16</b>	Deed of Conveyance dated 1 <sup>st</sup> October, 2018, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2018, at pages 363485 to 363526, being Deed No. 152311240 for the year 2018 between Saher Ali Molla as Vendor and Wasim Raja and Ors. As Purchasers.	Photocopy
<b>A17</b>	Deed of Conveyance dated 3 <sup>rd</sup> December, 2018, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2018, at pages 441420 to 441461, being Deed No. 152313339 for the year 2018 between Hasem Ali Molla as Vendor Sk. Khairujjaman and Ors as Purchaser.	Photocopy
<b>A18</b>	Deed of Conveyance dated 17 <sup>th</sup> January, 2019, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at pages 29407 to 29426, being Deed No. 152300578 for the year 2019 between Susama Haque as Vendor and Kumari Sarita Saha as Purchaser.	Photocopy
<b>A19</b>	Deed of Conveyance dated 11 <sup>th</sup> April, 2014, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 7, at pages 3551 to 3566, being Deed No. 04292 for the year 2014 between Rashida Bibi and ors as Vendors and Prashanta Jain as	Photocopy



	Purchaser.	
A20	Deed of Conveyance registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 9, at pages 2928 to 2948, being Deed No. 05539 for the year 2014 between Rokeya Bibi as Vendor and Saroj Jain as Purchaser.	Photocopy
A21	Deed of Conveyance dated 15 <sup>th</sup> June, 2017, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2017, at pages 149299 to 149322, being Deed No. 152305240 for the year 2017 between Sk. Jasimuddin Mandal as owner and Mintu Majumder and anr as purchaser.	Photocopy
A22	Deed of Conveyance dated 7 <sup>th</sup> January, 2019, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at pages 29314 to 29336, being Deed No. 152300497 for the year 2019, between Sk. Jasimuddin Mandal as owner and Sanjay Suman as Purchaser.	Photocopy
A23	Deed of Conveyance dated 30 <sup>th</sup> December, 2016, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2017, at pages 1501 to 1549, being Deed No. 152312836 for the year 2016 between Ahuda Bibi and Ors as Vendors and Nuruddin Mallick and ors as Purchasers	Photocopy
A24	Development Agreement and Power Of Attorney dated 25 <sup>th</sup> January, 2019 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 60122 to 60173, being Deed No. 152301407 for the year 2019, between Jasimuddin Mandal as owner and Naolin Realcon Private Limited as Developer	Photocopy
A25	Development Agreement and Power Of Attorney dated 3 <sup>rd</sup> October, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2018, at Pages 377373 to 377436, being Deed No. 152311507 for the year 2018, between Tapas Kumar Banik as owner and Naolin Realcon Private Limited as Developer	Photocopy
A26	Development Agreement dated 14 <sup>th</sup> September, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2018, at Pages	Photocopy



	395215 to 395287, being Deed No. 152310847 for the year 2018, between Minoo Saif Ali and Almine Anju Zarine as owners and Naoolin Realcon Private Limited as Developer	
<b>A27</b>	Power Of Attorney dated 27 <sup>th</sup> September, 2018, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2018, at Pages 377052 to 377097, being Deed No. 152311517 for the year 2018, between Minoo Saif Ali and Almine Anju Zarine as principal and Naoolin Realcon Private Limited as Attorney	Photocopy
<b>A28</b>	Development Agreement and Power Of Attorney dated 29 <sup>th</sup> October, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2018, at Pages 402033 to 402132, being Deed No. 152312177 for the year 2018, between Uttam Kumar Majumder, Monirul Islam and Susanta Deb Barma as owners and Naoolin Realcon Private Limited as Developer.	Photocopy
<b>A29</b>	Development Agreement and Power Of Attorney dated 12 <sup>th</sup> October, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2018, at Pages 401897 to 401955, being Deed No. 152312161 for the year 2018, between Joshnara Begum and Tukun Kansabanik as owners and Naoolin Realcon Private Limited as Developer	Photocopy
<b>A30</b>	Development Agreement and Power Of Attorney dated 24 <sup>th</sup> September, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2018, at Pages 370982 to 371061, being Deed No. 152311204 for the year 2018, between Nuruddin Mallick, Parvin Sultana, Ruksana Khatun, Ramjan Ali Sarkar and Sk. Harun Mondal as owners and Naoolin Realcon Private Limited as Developer	Photocopy
<b>A31</b>	Development Agreement and Power Of Attorney dated 12 <sup>th</sup> November, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 60192 to 60254, being Deed No. 152301395 for the year 2019, between Sk. Ali Hussain and Ors. as owners and Naoolin Realcon Private Limited as Developer	Photocopy
<b>A32</b>	Development Agreement and Power Of Attorney dated 25 <sup>th</sup> January, 2019 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I,	Photocopy



	Volume No. 1523-2019, at Pages 67856 to 67904, being Deed No. 152301637 for the year 2019, between Kumari Sarita Saha and Sanjay Suman as owners and Naoolin Realcon Private Limited as Developer	
A33	Development Agreement and Power Of Attorney dated 12 <sup>th</sup> December, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 119478 to 119544, being Deed No. 152303055 for the year 2019, between Wasim Raja, Ved Azaan Rahaman, Manishankar Mishra <i>alias</i> Monishankar Mishra, Netai Lal Mallik, Md. Moksud Ali Molla, Ranjit Kumar Gupta, Kumari Sarita Saha as owners and Naoolin Realcon Private Limited as Developer	Photocopy
A34	Development Agreement and Power Of Attorney dated 27 <sup>th</sup> December, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 119420 to 119477, being Deed No. 152303063 for the year 2019, between Sk. Khairujjaman, Mahammad Didar Box, Sk. Hasanur Jamal and Sabnam Shah as owners and Naoolin Realcon Private Limited as Developer	Photocopy
A35	Development Agreement and Power Of Attorney dated 21 <sup>st</sup> January, 2019 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 130087 to 130147, being Deed No. 152303364 for the year 2019, between Ratan Kumar Choudhury, Sk. Mahammad Ali, Sumina Parvin, Prabali Datta as owners and Naoolin Realcon Private Limited as Developer	Photocopy
A36	Development Agreement and Power Of Attorney dated 14 <sup>th</sup> November, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 52113 to 52163, being Deed No. 152301153 for the year 2019, between Soumendra Narayan Roy as owner and Naoolin Realcon Private Limited as Developer	Photocopy
A37	Development Agreement and Power Of Attorney dated 20 <sup>th</sup> November, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 60529 to 60588, being Deed No. 152301393 for the year 2019, between Mintu Majumder as owner and Naoolin Realcon Private Limited as Developer	Photocopy



<b>A38</b>	Development Agreement and Power Of Attorney dated 4 <sup>th</sup> December, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 119545 to 119609, being Deed No. 152303054 for the year 2019, Imrul Zaman and Asik Ahmed as owners and Naolin Realcon Private Limited as Developer	Photocopy
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