

TITLE REPORT

PART I of III

*Of 17.50 decimal land in R.S./L.R. Dag No. 151 of Mouza Chapna, J.L. No. 35,
Police Station New Town (Formerly Rajarhat), District North 24 Parganas*

Client: M/s. Naolin Realcon Private Limited

Supriyo Basu & Associates

Advocates

Room No.48

Ground Floor, Temple Chambers

6, Old Post Office Street

Kolkata-700001

Date: 16th December, 2021

CLIENT: NAOOLIN REALCON PRIVATE LIMITED

TITLE REPORT

Re: ALL THAT undivided land classified as *sali* (agricultural) measuring 17.50 (seventeen point five zero) decimal, more or less [mutated as 17.9047 (seventeen point nine zero four seven) decimal, more or less], out of 41 (forty one) decimal, being a portion of R.S./L.R. *Dag* No. 151, recorded under L.R. *Khatian* Nos. 1029, 1022, 1027, 1025, 1031, 1059, 1026, 1030, 1019, 1016, 1018, 1020, 1023 and 1021, *Mouza* Chapna, J.L. No. 35, 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 17.50 (seventeen point five zero) decimal, more or less [mutated as 17.9047 (seventeen point nine zero four seven) decimal, more or less], out of 41 (forty one) decimal, being a portion of R.S./L.R. *Dag* No. 151, recorded under L.R. *Khatian* Nos. 1029, 1022, 1027, 1025, 1031, 1059, 1026, 1030, 1019, 1016, 1018, 1020, 1023 and 1021, *Mouza* Chapna, J.L. No. 35, 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) Md. Faruk Hossain, (2) Nowaz Imtiaz Haider, (3) Wasim Raja, (4) Sk. Jasimuddin Mandal, (5) Rebeka Khatun, (6) Quazi Taheruzzaman, (7) Monira Begum, (8) Md. Imtiaz Hossain, (9) Abdur Latif, (10) Subrata Dey, (11) Alak Bhattacharya, (12) Arjun Kumar De, (13) Tapas Kumar Choudhury and (14) Soumendrà Narayan Roy.



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 time (1) Nirmal Chandra Biswas (2) Bimal Chandra Biswas, (3) Santosh Kumar Biswas, (4) Kshitish Chandra Biswas and (5) Satish Chandra Biswas were the Joint, absolute and recorded owners of Sali (agricultural) land measuring 20.5 (twenty point five) decimal, comprised in R.S. Dag No. 151, recorded in R.S. Khatian No. 389, Mouza Chapna, J.L. No. 35, Police Station Rajarhat, District 24 Parganas (**Larger Property**)
- 3.2 After publication of L.R. Record (1) Nirmal Chandra Biswas (2) Bimal Chandra Biswas, (3) Santosh Kumar Biswas, (4) Kshitish Chandra Biswas and (5) Satish Chandra Biswas got their names duly recorded in the L.R. records in respect of their respective share in the Larger Property (i.e. 4.10 decimal each) vide L.R. Khatian Nos. 367, 431, 651, 779 and 648 respectively.
- 3.3 Bimal Chandra Biswas, a Hindu governed by the principles of the Hindu Succession Act, 1956, died intestate leaving behind surviving his wife, Sachi Biswas, his 2 (two) sons, namely, (1) Subrata Biswas and (2) Barun Biswas, his 3 (three) daughters, namely, (1) Shyamali Biswas, (2) Jhuma Biswas and (3) Ruma Biswas as his only legal heirs and heiresses who jointly and equal share inherited all the right, title and interest of Late Bimal Chandra Biswas in the Larger Property.
- 3.4 Santosh Kumar Biswas, a Hindu governed by the principles of the Hindu Succession Act, 1956, died intestate leaving behind surviving his wife, Maya Biswas, his son, Amit Biswas and his 2 (two) daughters, namely, (1) Sutapa Biswas and (2) Rakhi Biswas as his only legal heir and heiresses who jointly and equal share inherited all the right, title and interest of Late Santosh Kumar Biswas in the Larger Property.
- 3.5 Kshitish Chandra Biswas, a Hindu governed by the principles of the Hindu Succession Act, 1956, died intestate leaving behind surviving his wife, Subhadra Biswas, his son, Nimai Kumar Biswas and 1 (one) daughter, Putul Roy as his only legal heir and heiresses who jointly and equal share inherited all the right, title and interest of Late Kshitish Chandra Biswas in the Larger Property.



- 3.6 Satish Chandra Biswas, a Hindu governed by the principles of the Hindu Succession Act, 1956, died intestate leaving behind surviving his wife, Ratna Bala Biswas, his 3 (three) sons, namely, (1) Basudeb Biswas (2) Biswajit Biswas and (3) Indrajit Biswas and 4 (four) daughters, namely, (1) Lakshi Rani Biswas, (2) Lipika Biswas, (3) Jayabati Biswas and (4) Dipika Biswas as his only legal heirs and heiresses who jointly and equal share inherited all the right, title and interest of Late Satish Chandra Biswas in the Larger Property.
- 3.7 In the abovementioned circumstances and by virtue of inheritance (1) Nirmal Chandra Biswas, (2) Sachi Biswas, (3) Subrata Biswas, (4) Barun Biswas, (5) Shyamali Biswas, (6) Jhuma Biswas, (7) Ruma Biswas, (8) Maya Biswas, (9) Amit Biswas, (10) Sutapa Biswas, (11) Rakhi Biswas, (12) Subhadra Biswas, (13) Nimai Kumar Biswas, (14) Putul Roy, (15) Ratna Bala Biswas, (16) Basudeb Biswas, (17) Biswajit Biswas, (18) Indrajit Biswas, (19) Lakshi Rani Biswas, (20) Lipika Biswas, (21) Jayabati Biswas and (22) Dipika Biswas (collectively **Nirmal Chandra & Ors.**) became the joint owners of the Larger Property i.e. sali (agricultural) land measuring 20.50 (twenty point five zero) decimal, more or less, comprised in R.S/L.R. Dag No. 151, recorded in L.R. Khatian Nos. 367, 431, 651, 779 and 648, Mouza Chapna, J.L. No. 35, Police Station Newtown (formerly Rajarhat), District North 24 Parganas.
- 3.8 By a Deed of Conveyance dated 7th August, 2013, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 14, at pages 8458 to 8499, being Deed No. 09717 for the year 2013, Nirmal Chandra & Ors., jointly sold, conveyed and transferred land measuring 20 (twenty) decimal out of the Larger Property to (1) Md. Amzad Hossain, (2) Md. Faruk Hossain, (3) Nowaz Imtiaz Haider, (4) Wasim Raja, (5) Abdur Rajjak, (6) Sk. Jasimuddin Mandal, (7) Rebeka Khatun, (8) Quazi Taheruzzaman, (9) Abu Md. Nasiruddin, (10) Md. Imtiaz Hossain, (11) Abdur Latif, (12) Subrata Dey, (13) Alak Bhattacharya, (14) Arjun Kumar De, (15) Tapas Kumar Choudhury and (16) Soumendra Narayan Roy, for the consideration mentioned therein.
- 3.9 Subsequent to the above purchase (1) Md. Amzad Hossain got his name recorded in the records of the Block Land and Reforms Office in respect of his share in the Larger Property vide L.R. Khatian No. 1024 (2) Md. Faruk Hossain got his name recorded in the records of the Block Land and Reforms Office in respect of his share in the Larger Property vide L.R. Khatian No. 1025 (3) Nowaz Imtiaz Haider got his name recorded in the records of the Block Land and Reforms Office in respect of his share in the Larger Property vide L.R. Khatian No. 1026 (4) Wasim Raja got his name recorded in the records of the Block Land and Reforms Office in respect of his share in the Larger Property vide L.R. Khatian No. 1027



(5) Abdur Rajjak got his name recorded in the records of the Block Land and Reforms Office in respect of his share in the Larger Property vide L.R. Khatian No. 1028 (6) Sk. Jasimuddin Mandal got his name recorded in the records of the Block Land and Reforms Office in respect of his share in the Larger Property vide L.R. Khatian No. 1029 (7) Rebeka Khatun got her name recorded in the records of the Block Land and Reforms Office in respect of her share vide L.R. Khatian No. 1016 (8) Quazi Taheruzzaman got his name recorded in the records of the Block Land and Reforms Office in respect of his share in the Larger Property vide L.R. Khatian No. 1030 (9) Md. Imtiaz Hossain got his name recorded in the records of the Block Land and Reforms Office in respect of his share in the Larger Property vide L.R. Khatian No. 1026 (10) Abdur Latif got his name recorded in the records of the Block Land and Reforms Office in respect of his share in the Larger Property vide L.R. Khatian No. 1023 (11) Subrata Dey got his name recorded in the records of the Block Land and Reforms Office in respect of his share in the Larger Property vide L.R. Khatian No. 1022 (12) Alak Bhattacharya got his name recorded in the records of the Block Land and Reforms Office in respect of his share in the Larger Property vide L.R. Khatian No. 1018 (13) Arjun Kumar De got his name recorded in the records of the Block Land and Reforms Office in respect of his share in the Larger Property vide L.R. Khatian No. 1019 (14) Tapas Kumar Choudhury got his name recorded in the records of the Block Land and Reforms Office in respect of his share in the Larger Property vide L.R. Khatian No. 1020 and (15) Soumendra Narayan Roy got his name recorded in the records of the Block Land and Reforms Office in respect of his share in the Larger Property vide L.R. Khatian No. 1021.

- 3.10 By a Deed of Sale dated 25th October, 2013, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 18, at Pages 4592 to 4608, being Deed No. 12398 for the year 2013, Abu Md. Nasiruddin sold, conveyed and transferred his various properties inter-alia his share in the Larger Property to Monira Begum, for the consideration mentioned therein.
- 3.11 Monira Begum got her name recorded in the records of the Block Land and Land Reforms Office in respect of her purchased share in the Larger Property vide L.R. Khatian No. 1059.
- 3.12 In the abovementioned events and circumstances (1) Md. Faruk Hossain, (2) Nowaz Imtiaz Haider, (3) Wasim Raja, (4) Sk. Jasimuddin Mandal, (5) Rebeka Khatun, (6) Quazi Taheruzzaman, (7) Monira Begum, (8) Md. Imtiaz Hossain, (9) Abdur Latif, (10) Subrata Dey, (11) Alak Bhattacharya, (12) Arjun Kumar De, (13) Tapas Kumar Choudhury and (14) Soumendra Narayan Roy became the joint owners of the Said Property i.e. undivided land measuring 17.50 (seventeen point five zero)



decimal out of 41 (forty one) decimal, comprised in R.S/L.R. Dag No. 151, Mouza Chapna, J.L. No. 35, Police Station New Town (formerly Rajarhat), District North 24 Parganas.

The land area of each of the owner in the Said Property is detailed in the chart below:

| Sl. No. | Name of the purchaser | L.R. Khatian No. | Purchased Area (in Dec.) | Mutated Area (in Dec.) |
|---------|-----------------------|------------------|--------------------------|------------------------|
| 1. | Jasimuddin Mondal | 1029 | 1.25 | 1.2792 |
| 2. | Subrata Dey | 1022 | 1.25 | 1.2833 |
| 3. | Wasim Raja | 1027 | 1.25 | 1.2792 |
| 4. | Faruk Hussain | 1025 | 1.25 | 1.2792 |
| 5. | Md. Imtiaz Hossain | 1031 | 1.25 | 1.2833 |
| 6. | Monira Begum | 1059 | 1.25 | 1.2464 |
| 7. | Nowaz Imtiaz Haider | 1026 | 1.25 | 1.2792 |
| 8. | Quazi Taheruzzaman | 1030 | 1.25 | 1.2792 |
| 9. | Dr. Arjun Kumar De | 1019 | 1.25 | 1.2833 |
| 10. | Rebeka Khatun | 1016 | 1.25 | 1.2792 |
| 11. | Alak Bhattacharya | 1018 | 1.25 | 1.2833 |
| 12. | Tapas Kumar Choudhury | 1020 | 1.25 | 1.2833 |
| 13. | Dr. Abdur Latif | 1023 | 1.25 | 1.2833 |
| 14. | Saumendra Narayan Roy | 1021 | 1.25 | 1.2833 |

- 3.13 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 25th 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.
- 3.14 Subrata Dey 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 3rd 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.
- 3.15 Md. Faruk Hossain and Wasim Raja 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 14th 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 27th 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.

- 3.16 Md. Imtiaz Hossain and Abdur Rajjak 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 29th 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.
- 3.17 Monira Begum being desirous of developing and commercially exploiting her share in various properties inter-alia her share in the Said Property entered into a Development Agreement and Power Of Attorney dated 12th 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.
- 3.18 Nowaz Imtiaz Haider, Quazi Taheruzzaman, Arjun Kumar De 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 24th 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.
- 3.19 Rebeka Khatun, Alak Bhattacharya and Tapas Kumar Choudhury 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 12th 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.



- 3.20 Abdur Latif 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 16th November, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 60589 to 60638, being Deed No. 152301390 for the year 2019 with Naoolin Realcon Private Limited as per the terms and conditions mentioned therein.
- 3.21 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 14th 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.
- 3.22 In the above mentioned events and circumstances said (1) Md. Faruk Hossain, (2) Nowaz Imtiaz Haider, (3) Wasim Raja, (4) Sk. Jasimuddin Mandal, (5) Rebeka Khatun, (6) Quazi Taheruzzaman, (7) Monira Begum, (8) Md. Imtiaz Hossain, (9) Abdur Latif, (10) Subrata Dey, (11) Alak Bhattacharya, (12) Arjun Kumar De, (13) Tapas Kumar Choudhury, (14) Soumendra Narayan Roy and (15) Abdur Rajjak 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 received the Death Certificate of Bimal Chandra Biswas and our report is subject to non-perusal of the same.



- We have not received the Death Certificate of Santosh Kumar Biswas and our report is subject to non-perusal of the same.
- We have not received the Death Certificate of Kshitish Chandra Biswas and our report is subject to non-perusal of the same.
- We have not received the Death Certificate of Satish Chandra Biswas and our report is subject to non-perusal of the same.
- Md. Amzad Hossain and Abdur Rajjak who were the joint purchasers in Deed No. 09717 for the year 2013 have not entered into any kind of Development Agreement with Naoolin Realcon Private Limited and their undivided right, title and interest exist in the Said Property.
- We have not received the L.R. parchas in the names of (1) Md. Faruk Hossain, (2) Nowaz Imtiaz Haider, (3) Wasim Raja, (4) Sk. Jasimuddin Mandal, (5) Rebeka Khatun, (6) Quazi Taheruzzaman, (7) Monira Begum, (8) Md. Imtiaz Hossain, (9) Abdur Latif, (10) Subrata Dey, (11) Alak Bhattacharya, (12) Arjun Kumar De, (13) Tapas Kumar Choudhury and (14) Soumendra Narayan Roy 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 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 after conversion it may attract the provisions of Urban Land Ceiling (Regulation) Act 1976.
- We have not received the up-to-date Panchayet Tax and Revenue Receipt (Khazna Dakhila) in the names of (1) Md. Faruk Hossain, (2) Nowaz Imtiaz Haider, (3) Wasim Raja, (4) Sk. Jasimuddin Mandal, (5) Rebeka Khatun, (6) Quazi Taheruzzaman, (7) Monira Begum, (8) Md. Imtiaz Hossain, (9) Abdur Latif, (10) Subrata Dey, (11) Alak Bhattacharya, (12)



Arjun Kumar De, (13) Tapas Kumar Choudhury and (14) Soumendran Narayan Roy and our report is subject to non-perusal of the same.

- We have observed that the total area of R.S/L.R. Dag No. 151 is 41(forty one) decimal and Naoolin Realcon Private Limited has development rights in respect of the Said property measuring about 17.50 (seventeen point five zero) decimal out of 41(forty one) decimal 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.

4.3 **Subject To** our observations aforesaid, we are of the opinion that the Owners have a marketable title to the Said Property and Naoolin 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.
- ✦ This Title Report shall not be used or utilized as indemnification of title of the Said Property and/or for any other purpose other than the objective mentioned hereinabove.
- ✦ 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**

Susanta Chami
Advocate Dt. 16/12/2021



Annexure A

(Document Produced)

| Sl. | Nature, Date and Particulars of Documents | Status |
|-----|--|-----------|
| A1 | R.S. Parcha (ROR) dated 3 rd December, 1955 in the names of (1) Nirmal Chandra Biswas (2) Bimal Chandra Biswas, (3) Santosh Kumar Biswas, (4) Kshitish Chandra Biswas and (5) Satish Chandra Biswas issued by Office of the Block Land and Land Reforms Department, Rajarhat. | Photocopy |
| A2 | Plot Information Slip (<i>Dager Tathya</i>) dated 20 th June, 2012 in respect of R.S./L.R. Dag no. 151 | Photocopy |
| A3 | Legal Heir Certificate of Bimal Chandra Biswas, issued by PGP | Photocopy |
| A4 | Legal Heir Certificate of Santosh Kumar Biswas, issued by PGP | Photocopy |
| A5 | Legal Heir Certificate of Kshitish Chandra Biswas, issued by PGP | Photocopy |
| A6 | Legal Heir Certificate of Satish Chandra Biswas, issued by PGP | Photocopy |
| A7 | Deed of Sale dated 7 th August, 2013, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 14, at pages 8458 to 8499, being Deed No. 09717 for the year 2013, between Nirmal Chandra & Ors. as vendors and Md. Amzad Hossain & Ors. as purchasers | Photocopy |
| A8 | Deed of Sale dated 25 th October, 2013, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 18, at Pages 4592 to 4608, being Deed No. 12398 for the year 2013, between Abu Md. Nasiruddin as vendor and Monira Begum as purchaser | Photocopy |
| A9 | Development Agreement and Power Of Attorney dated 25 th 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 Naoolin Realcon Private Limited as Developer | Photocopy |
| A10 | Development Agreement and Power Of Attorney dated 3 rd 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 Subrata Dey as owner | Photocopy |



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| | and Naoolin Realcon Private Limited as Developer | |
| A11 | Development Agreement dated 14 th 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, between Md. Faruk Hossain and Wasim Raja as owners and Naoolin Realcon Private Limited as Developer | Photocopy |
| A12 | Power Of Attorney dated 27 th 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 Md. Faruk Hossain and Wasim Raja as principal and Naoolin Realcon Private Limited as Attorney | Photocopy |
| A13 | Development Agreement and Power Of Attorney dated 29 th 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 Md. Imtiaz Hossain as owner and Naoolin Realcon Private Limited as Developer | Photocopy |
| A14 | Development Agreement and Power Of Attorney dated 12 th 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 Monira Begum as owner and Naoolin Realcon Private Limited as Developer | Photocopy |
| A15 | Development Agreement and Power Of Attorney dated 24 th 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 Nowaz Imtiaz Haider and Ors. as owners and Naoolin Realcon Private Limited as Developer | Photocopy |
| A16 | Development Agreement and Power Of Attorney dated 12 th 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 Rebeka Khatun and Ors. as owners and Naoolin Realcon Private Limited as Developer | Photocopy |



| | | |
|------------|--|-----------|
| A17 | Development Agreement and Power Of Attorney dated 16 th November, 2018 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 60589 to 60638, being Deed No. 152301390 for the year 2019, between Abdur Latif as owner and Naolin Realcon Private Limited as Developer | Photocopy |
| A18 | Development Agreement and Power Of Attorney dated 14 th 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 Naolin Realcon Private Limited as Developer | Photocopy |
| A19 | Online records obtained from the Land and Land Reforms and Refugee Relief and Rehabilitation Department, Government of West Bengal in respect of L.R. Dag No 151. | Photocopy |

