

# TITLE REPORT

*Of 16.0422 decimal land in R.S./L.R. Dag Nos. 3194 & 3195 of Mouza  
Patherghata, J.L. No. 36, Police Station New Town (Formerly Rajarhat), District  
North 24 Parganas*

Client: M/s. Naolin Realcon Private Limited

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

**CLIENT: NAOOLIN REALCON PRIVATE LIMITED**

**TITLE REPORT**

**Re: ALL THAT (1)** undivided land measuring 14.9310 decimal more or less out of 158 decimal comprised in R.S./L.R. *Dag* No. 3194, recorded in L.R. Khatian Nos. 5477, 5467, 5471, 5470, 5469, 5468, 5464, 5473, 5474, 5472, 5466, 5476, 5463, 5475, 5478, 5654, 5655, 5656, 5657, 5658, 5659, 5660, 5661 and 5662, Mouza Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), District North 24 Parganas (**First Property**) and (2) undivided land measuring 1.1112 decimal, more or less out of 6 decimal comprised in R.S./L.R. *Dag* No. 3195 recorded in L.R. Khatian Nos. 5477, 5467, 5471, 5470, 5469, 5468, 5464, 5473, 5474, 5472, 5466, 5476, 5463, 5475, 5478, 5654, 5655, 5656, 5657, 5658, 5659, 5660, 5661 and 5662, Mouza Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), District North 24 Parganas (**Second Property**), the First Property and the Second Property (collectively **Said Property**) aggregating to land measuring 16.0422 decimal, more or less

Under instructions 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 (1)** undivided land measuring 14.9310 decimal more or less out of 158 decimal comprised in R.S./L.R. *Dag* No. 3194, recorded in L.R. Khatian Nos. 5477, 5467, 5471, 5470, 5469, 5468, 5464, 5473, 5474, 5472, 5466, 5476, 5463, 5475, 5478, 5654, 5655, 5656, 5657, 5658, 5659, 5660, 5661 and 5662, Mouza Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), District North 24 Parganas and (2) undivided land measuring 1.1112 decimal, more or less out of 6 decimal comprised in R.S./L.R. *Dag* No. 3195 recorded in L.R. Khatian Nos. 5477, 5467, 5471, 5470, 5469, 5468, 5464, 5473, 5474, 5472, 5466, 5476, 5463, 5475, 5478, 5654, 5655, 5656, 5657, 5658, 5659, 5660, 5661 and 5662, Mouza



Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), District North 24 Parganas **aggregating to** land measuring 16.0422 decimal, more or less.

- 1.2 **Owners** shall mean (1) Naoolin Realcon Private Limited and (2) Nabhomoni Construction Private Limited.

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 one Subhadra Baidya was the sole and absolute owner in respect of inter alia (1) land measuring 9 (nine) decimal, more or less, out of 158 (one hundred and fifty eight) decimal, being a portion of R.S./L.R. *Dag* No. 3194, recorded in L.R. Khatian No. 4770, *Mouza* Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), within Patharghata Gram Panchyat, Sub-Registration Office Rajarhat, District North 24 Parganas (**First Plot**) and (2) land measuring 0.67 (zero point six seven) decimal, more or less, out of 6 (six) decimal, being a portion of R.S./L.R. *Dag* No. 3195, recorded in L.R. Khatian No. 4770, *Mouza* Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), within Patharghata Gram Panchyat, Sub-Registration Office Rajarhat, District North 24 Parganas (**Second Plot**)
- 3.2 Said Subhadra Baidya, a Hindu governed by the provisions of Hindu Succession Act, 1956 died intestate leaving behind him surviving his 2 (two) sons, namely (1) Tapan Baidya, (2) Samir Baidya and his only daughter, Pratima Mondal (Baidya) as his only legal heir and heiress, who jointly and in equal share inherited all the right, title and interest of Late Subhadra Baidya in the First Plot and the Second Plot.



- 3.3 By a Deed of Sale in Bengali Language (*Kobala*) dated 8<sup>th</sup> August, 2012, registered in the Office of the Additional District Sub Registrar of Bidhannagar (Salt Lake City), recorded in Book-I, CD Volume No. 14, at Pages- 12464 to 12484, being No. 10326 for the year 2012 said Tapan Baidya, and Pratima Mondal (Baidya) jointly sold, transferred and conveyed (1) land measuring 3 (three) cottah 9 (nine) chittack and 36 (thirty six) square feet, equivalent to 5.97 (five point nine seven) decimal more or less, comprised in R.S./L.R. *Dag* No. 3194, recorded in L.R. Khatian No. 4770, *Mouza* Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), within Patharghata Gram Panchayat, Sub-Registration Office Rajarhat, District North 24 Parganasa being a demarcated portion out of the First Plot and (2) land measuring 4 (four) chittack and 13 (thirteen) square feet equivalent to 0.44 Decimal, more or less, comprised in R.S./L.R. *Dag* No. 3195, recorded in L.R. Khatian No. 4770, *Mouza* Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), within Patharghata Gram Panchayat, Sub-Registration Office Rajarhat, District North 24 Parganas being a demarcated portion of the Second Plot unto and in favour of (1) Laksman Chandra Ghosh, (2) Sri Sujit Kumar Sardar, (3) Sujit Kumar Das, (4) Monoranjan Sardar, (5) Dhruvajyoti Ghosh, (6) Kuntal Tarafdar, (7) Mritunjoy Das, (8) Amitabho Sengupta, (9) Avirup Sengupta, (10) Kajali Biswas, (11) Aritra Mallik, (12) Arup Biswas, (13) Sumanta Biswas, (14) H.M.A. Masud Molla and (15) Md. Abdul Momen Gazi.
- 3.4 At all material times one Dulal Biswas was the sole and absolute owner of (1) land measuring 9 (nine) decimal, more or less, out of 158 (one hundred and fifty eight) decimal, being a portion of R.S./L.R. *Dag* No. 3194, recorded in L.R. Khatian No. 1721, *Mouza* Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), within Patharghata Gram Panchayat, Sub-Registration Office Rajarhat, District North 24 Parganas (**Third Plot**) and (2) land measuring 1 (one) decimal, more or less, out of 6 (six) decimal, being a portion of R.S./L.R. *Dag* No. 3195, recorded in L.R. Khatian No. 1721, *Mouza* Patharghata, J.L. No. 36,



Police Station New Town (formerly Rajarhat), within Patharghata Gram Panchayat, Sub-Registration Office Rajarhat, District North 24 Parganas  
**(Fourth Plot)**

3.5 By a Deed of Sale in Bengali Language (*Kobala*) dated 28<sup>th</sup> September, 2012, registered in the Office of the Additional District Sub Registrar of Bidhannagar (Salt Lake City), recorded in Book-I, CD Volume No. 17, at Pages- 11831 to 11851, being No. 12430 for the year 2012 said Dulal Biswas sold, transferred and conveyed (1) land measuring 2 (two) cottah 1 (one) chittack and 17 (seventeen) square feet, equivalent to 3.45 (three point four five) decimal more or less, comprised in R.S./L.R. *Dag* No. 3194, recorded in L.R. Khatian No. 1721, *Mouza* Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), within Patharghata Gram Panchayat, Sub-Registration Office Rajarhat, District North 24 Parganas being a demarcated portion of the Third Plot and (2) land measuring 2 (two) chittack and 19 (nineteen) square feet equivalent to 0.25 Decimal, more or less, comprised in R.S./L.R. *Dag* No. 3195, recorded in L.R. Khatian No. 1721, *Mouza* Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), within Patharghata Gram Panchayat, Sub-Registration Office Rajarhat, District North 24 Parganas being a demarcated portion of the Fourth Plot unto and in favour of (1) Laksman Chandra Ghosh, (2) Sri Sujit Kumar Sardar, (3) Sujit Kumar Das, (4) Monoranjan Sardar, (5) Dhrubajyoti Ghosh, (6) Kuntal Tarafdar, (7) Mritunjoy Das, (8) Amitabho Sengupta, (9) Avirup Sengupta, (10) Kajali Biswas, (11) Aritra Mallik, (12) Arup Biswas, (13) Sumanta Biswas, (14) H.M.A. Masud Molla and (15) Md. Abdul Momen Gazi.

3.6 By another Deed of Sale in Bengali Language (*Kobala*) dated 28<sup>th</sup> September, 2012, registered in the Office of the Additional District Sub Registrar of Bidhannagar (Salt Lake City), recorded in Book-I, CD Volume No. 17, at Pages- 11865 to 11882, being No. 12432 for the year 2012, said Dulal Biswas sold, transferred and conveyed (1) land measuring 3 (three) cottah 6 (six) chittack and 31 (thirty one) square feet,



equivalent to 5.65 (five point six five) decimal more or less, comprised in R.S./L.R. *Dag* No. 3194, recorded in L.R. Khatian No. 1721, *Mouza* Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), within Patharghata Gram Panchyat, Sub-Registration Office Rajarhat, District North 24 Parganas being his remaining share in the Third Plot and (2) land measuring 3 (three) chittack and 43 (forty three) square feet equivalent to 0.41 (zero point four one) Decimal, more or less, comprised in R.S./L.R. *Dag* No. 3195, recorded in L.R. Khatian No. 1721, *Mouza* Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), within Patharghata Gram Panchyat, Sub-Registration Office Rajarhat, District North 24 Parganas being his remaining share in the Fourth Plot unto and in favour of (1) Basudeb Das, (2) Satyajit Sarkar, (3) Sanjoy Chandra, (4) Sumana Sengupta, (5) Sujata Sarkar, (6) Dipankar Dey, (7). Pritimoy Mondal, (8). Biswanath Mondal, (9) Somnath Chandra.

- 3.7 In the above mentioned events and circumstance, said Laksman Chandra Ghosh, Sri Sujit Kumar Sardar, Sujit Kumar Das, Monoranjan Sardar, Dhrubajyoti Ghosh, Kuntal Tarafdar, Mritunjoy Das, Amitabho Sengupta, Avirup Sengupta, Kajali Biswas, Aritra Mallik, Arup Biswas, Sumanta Biswas, H.M.A. Masud Molla, Md. Abdul Momen Gazi, Basudeb Das, Satyajit Sarkar, Sanjoy Chandra, Sumana Sengupta, Sujata Sarkar, Dipankar Dey, Pritimoy Mondal, Biswanath Mondal and Somnath Chandra became the joint and absolute Owners of (1) land measuring 16.17 (sixteen point one seven) decimal more or less, comprised in R.S./L.R. *Dag* No. 3194, *Mouza* Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), within Patharghata Gram Panchyat, Sub-Registration Office Rajarhat, District North 24 Parganas and (2) land measuring 1.10 (one point one zero) Decimal, more or less, comprised in R.S./L.R. *Dag* No. 3195, *Mouza* Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), within Patharghata Gram Panchyat, Sub-Registration Office Rajarhat, District North 24 Parganas.

- 3.8 Said 1. Laksman Chandra Ghosh, 2. Sri Sujit Kumar Sardar, 3. Sujit Kumar Das, 4. Monoranjan Sardar, 5. Dhrubajyoti Ghosh, 6. Kuntal



Tarafdar, 7. Mritunjoy Das, 8. Amitabho Sengupta, 9. Avirup Sengupta, 10. Kajali Biswas, 11. Aritra Mallik, 12. Arup Biswas, 13. Sumanta Biswas, 14. H.M.A. Masud Molla, 15. Md. Abdul Momen Gazi, 16. Basudeb Das, 17. Satyajit Sarkar, 18. Sanjoy Chandra, 19. Sumana Sengupta, 20. Sujata Sarkar, 21. Dipankar Dey, 22. Pritimoy Mondal, 23. Biswanath Mondal and 24. Somnath Chandra got their names duly recorded in the records of the Block Land and Land Reforms Office in respect of their respective shares in the said R.S/L.R. Dag Nos. 3194 and 3195 vide L.R. Khatian Nos. 5477, 5467, 5471, 5470, 5469, 5468, 5464, 5473, 5474, 5472, 5466, 5476, 5463, 5475, 5478, 5654, 5655, 5656, 5657, 5658, 5659, 5660, 5661 and 5662.

- 3.9 Said Laksman Chandra Ghosh obtained Certificate of Conversion in respect of his entitlement in the said L. R. Dag No. 3194 being land measuring about 0.6952 decimal out of 158 decimal from Sali to Bastu Vide Memo No. 461/BL&LRO/RHT/16 dated 24<sup>th</sup> May 2016 in Conversion Case No. 2074/ BL&LRO/RAJ/2015 dated 28<sup>th</sup> December 2015.
- 3.10 Said Sri Sujit Kumar Sardar obtained Certificate of Conversion in respect of his entitlement in the said L. R. Dag No.3194 being land measuring about 0.6794 decimal out of 158 decimal from Sali to Bastu Vide Memo No. 457/BL&LRO/RHT/16 dated 23<sup>rd</sup> May 2016 in Conversion Case No. 2070/ BL&LRO/RAJ/2015 dated 28th December 2015.
- 3.11 Said Sri Sujit Kumar Das obtained Certificate of Conversion in respect of his entitlement in the said L. R. Dag No.3194 being land measuring about 0.4582 decimal out of 158 decimal from Sali to Bastu Vide Memo No. 478/BL&LRO/RHT/16 dated 26<sup>th</sup> May 2016 in Conversion Case No. 2066/ BL&LRO/RAJ/2015 dated 28<sup>th</sup> December 2015.
- 3.12 Said Sri Manoranjan Sardar obtained Certificate of Conversion in respect of his entitlement in the said L. R. Dag No. 3194 being land measuring



about 0.6794 decimal out of 158 decimal from Sali to Bastu Vide Memo No. 460/BL&LRO/RHT/16 dated 24<sup>th</sup> May 2016 in Conversion Case No. 2073/ BL&LRO/RAJ/2015 dated 28<sup>th</sup> December 2015.

- 3.13 Said Sri Dhrubajyoti Ghosh obtained Certificate of Conversion in respect of his entitlement in the said L. R. Dag No.3194 being land measuring about 0.6794 decimal out of 158 decimal from Sali to Bastu Vide Memo No. 471/BL&LRO/RHT/16 dated 24<sup>th</sup> May 2016 in Conversion Case No. 2085/ BL&LRO/RAJ/2015 dated 28<sup>th</sup> December 2015.
- 3.14 Said Sri Mritunjoy Das obtained Certificate of Conversion in respect of his entitlement in the said L. R. Dag No. 3194 being land measuring about 0.6952 decimal out of 158 decimal from Sali to Bastu Vide Memo No. 470/BL&LRO/RHT/16 dated 24<sup>th</sup> May 2016 in Conversion Case No. 2064/ BL&LRO/RAJ/2015 dated 28<sup>th</sup> December 2015.
- 3.15 Said Sri Amitabho Sengupta obtained Certificate of Conversion in respect of his entitlement in the said L. R. Dag No. 3194 being land measuring about 0.6952 decimal out of 158 decimal from Sali to Bastu Vide Memo No. 475/BL&LRO/RHT/16 dated 24<sup>th</sup> May 2016 in Conversion Case No. 2083/ BL&LRO/RAJ/2015 dated 28<sup>th</sup> December 2015.
- 3.16 Said Sri Avirup Sengupta obtained Certificate of Conversion in respect of his entitlement in the said L. R. Dag No. 3194 being land measuring about 0.6952 decimal out of 158 decimal from Sali to Bastu Vide Memo No. 476/BL&LRO/RHT/16 dated 24<sup>th</sup> May 2016 in Conversion Case No. 2082/ BL&LRO/RAJ/2015 dated 28<sup>th</sup> December 2015.
- 3.17 Said Kajali Biswas obtained Certificate of Conversion in respect of his entitlement in the said L. R. Dag No. 3194 being land measuring about 0.6952 decimal out of 158 decimal from Sali to Bastu Vide Memo No.



473/BL&LRO/RHT/16 dated 24<sup>th</sup> May 2016 in Conversion Case No. 2086/ BL&LRO/RAJ/2015 dated 28<sup>th</sup> December 2015.

- 3.18 Said Aritra Mallik obtained Certificate of Conversion in respect of his entitlement in the said L. R. Dag No. 3194 being land measuring about 0.6952 decimal out of 158 decimal from Sali to Bastu Vide Memo No. 469/BL&LRO/RHT/16 dated 24<sup>th</sup> May 2016 in Conversion Case No. 2069/ BL&LRO/RAJ/2015 dated 28<sup>th</sup> December 2015.
- 3.19 Said Arup Biswas obtained Certificate of Conversion in respect of his entitlement in the said L. R. Dag No. 3194 being land measuring about 0.6952 decimal out of 158 decimal from Sali to Bastu Vide Memo No. 465/BL&LRO/RHT/16 dated 24<sup>th</sup> May 2016 in Conversion Case No. 2079/ BL&LRO/RAJ/2015 dated 28<sup>th</sup> December 2015.
- 3.20 Said H.M.A. Masud Molla obtained Certificate of Conversion in respect of his entitlement in the said L. R. Dag No. 3194 being land measuring about 0.711 decimal out of 158 decimal from Sali to Bastu Vide Memo No. 468/BL&LRO/RHT/16 dated 24<sup>th</sup> May 2016 in Conversion Case No. 2065/ BL&LRO/RAJ/2015 dated 28<sup>th</sup> December 2015.
- 3.21 Said Abdul Momen Gazi obtained Certificate of Conversion in respect of his entitlement in the said L. R. Dag No. 3194 being land measuring about 0.711 decimal out of 158 decimal from Sali to Bastu Vide Memo No. 479/BL&LRO/RHT/16 dated 26<sup>th</sup> May 2016 in Conversion Case No. 2067/ BL&LRO/RAJ/2015 dated 28<sup>th</sup> December 2015.
- 3.22 Said Basudeb Das obtained Certificate of Conversion in respect of his entitlement in the said L. R. Dag No. 3194 being land measuring about 0.5214 decimal out of 158 decimal from Sali to Bastu Vide Memo No. 466/BL&LRO/RHT/16 dated 24<sup>th</sup> May 2016 in Conversion Case No. 2076/ BL&LRO/RAJ/2015 dated 28<sup>th</sup> December 2015.



- 3.23 Said Satyajit Sarkar obtained Certificate of Conversion in respect of his entitlement in the said L. R. Dag No. 3194 land measuring about 0.5214 decimal out of 158 decimal from Sali to Bastu Vide Memo No. 463/BL&LRO/RHT/16 dated 24<sup>th</sup> May 2016 in Conversion Case No. 2078/ BL&LRO/RAJ/2015 dated 28<sup>th</sup> December 2015.
- 3.24 Said Sanjoy Chandra obtained Certificate of Conversion in respect of his entitlement in the said L. R. Dag No. 3194 being land measuring about 0.5214 decimal out of 158 decimal from Sali to Bastu Vide Memo No. 459/BL&LRO/RHT/16 dated 24<sup>th</sup> May 2016 in Conversion Case No 2075/ BL&LRO/RAJ/2015 dated 28<sup>th</sup> December 2015.
- 3.25 Said Sumana Sengupta obtained Certificate of Conversion in respect of his entitlement in the said L. R. Dag No. 3194 being land measuring about 0.5214 decimal out of 158 decimal from Sali to Bastu Vide Memo No. 472/BL&LRO/RHT/16 dated 24<sup>th</sup> May 2016 in Conversion Case No 2084/BL&LRO/RAJ/2015 dated 28<sup>th</sup> December 2015.
- 3.26 Said Sujata Sarkar obtained Certificate of Conversion in respect of his entitlement in the said L. R. Dag No. 3194 being land measuring about 0.5214 decimal out of 158 decimal from Sali to Bastu Vide Memo No. 474/BL&LRO/RHT/16 dated 24<sup>th</sup> May 2016 in Conversion Case No 2087/ BL&LRO/RAJ/2015 dated 28<sup>th</sup> December 2015.
- 3.27 Said Dipankar De obtained Certificate of Conversion in respect of his entitlement in the said L.R. Dag No. 3194 being land measuring about 0.5214 decimal out of 158 decimal from Sali to Bastu Vide Memo No. 467/BL&LRO/RHT/16 dated 24<sup>th</sup> May 2016 in Conversion Case No 2080/ BL&LRO/RAJ/2015 dated 28<sup>th</sup> December 2015.
- 3.28 Said Pritimoy Mondal obtained Certificate of Conversion in respect of his entitlement in the said L. R. Dag No. 3194 being land measuring about



0.5372 decimal out of 158 decimal comprised in L.R. Dag No. 3194 from Sali to Bastu Vide Memo No. 464/BL&LRO/RHT/16 dated 24<sup>th</sup> May 2016 in Conversion Case No 2077/ BL&LRO/RAJ/2015 dated 28<sup>th</sup> December 2015.

- 3.29 Said Biswanath Mondal obtained Certificate of Conversion in respect of his entitlement in the said L. R. Dag No. 3194 being land measuring about 0.5372 decimal out of 158 decimal from Sali to Bastu Vide Memo No. 480/BL&LRO/RHT/16 dated 26<sup>th</sup> May 2016 in Conversion Case No 2081/ BL&LRO/RAJ/2015 dated 28<sup>th</sup> December 2015.
- 3.30 Said Sumanta Biswas obtained Certificate of Conversion in respect of his entitlement in the said L. R. Dag No. 3194 being land measuring about 0.7268 decimal out of 158 decimal from Sali to Bastu Vide Memo No. 462/BL&LRO/RHT/16 dated 24<sup>th</sup> May 2016 in Conversion Case No 2071/ BL&LRO/RAJ/2015 dated 28<sup>th</sup> December 2015.
- 3.31 Said Somnath Chandra obtained Certificate of Conversion in respect of his entitlement in the said L. R. Dag No. 3194 being land measuring about 0.5372 decimal out of 158 decimal from Sali to Bastu Vide Memo No. 458/BL&LRO/RHT/16 dated 24<sup>th</sup> May 2016 in Conversion Case No 2072/ BL&LRO/RAJ/2015 dated 28<sup>th</sup> December 2015.
- 3.32 Said Kuntal Tarafdar obtained Certificate of Conversion in respect of his entitlement in the said L. R. Dag No. 3194 being land measuring about 0.6794 decimal out of 158 decimal from Sali to Bastu Vide Memo No. 477/BL&LRO/RHT/16 dated 26<sup>th</sup> May 2016 in Conversion Case No 2068/ BL&LRO/RAJ/2015 dated 28<sup>th</sup> December 2015
- 3.33 By a Deed of Sale in Bengali Language (*Kobala*) dated 22<sup>nd</sup> September, 2016, registered in the Office of the District Sub Registrar-II, North 24 Parganas, recorded in Book-I, Volume No. 1502-2016, at Pages- 77633



to 77662, being No. 150203113 for the year 2016, said 1. Sri Kuntal Tarafdar, 2. Aritra Mallik, 3. H.M.A. Masud Molla and 4. Md. Abdul Momen Gazi jointly sold, transferred and conveyed their respective shares in the said R.S./L.R. Dag Nos. 3194 and 3195 unto and in favour of 1. Sri Partha Sardar, 2. Sri Prosenjit Saila, 3. Sri Anup Kumar Paul, 4. Smt. Upasana Mukhopadhyay (Biswas).

- 3.34 By a Deed of Sale in Bengali Language (*Kobala*) dated 12<sup>th</sup> September, 2016, registered in the Office of the District Sub Registrar-II, 24 Parganas (North), recorded in Book-I, Volume No. 1502-2016, at Pages-87177 to 87243, being No. 150203495 for the year 2016, said 1. Sri Lakshman Chandra Ghosh, 2. Sri Sujit Kumar Das, 3. Sri Monoranjan Sardar and 4. Sri Mritunjoy Das jointly sold, transferred and conveyed their respective shares in the said R.S./L.R. Dag Nos. 3194 and 3195 unto and in favour of 1. Sri Sujit Kumar Sardar, 2. Dhrubajyoti Ghosh, 3. Amitabho Sengupta, 4. Avirup Sengupta, 5. Kajali Biswas, 6. Arup Biswas, 7. Sumanta Biswas 8. Basudeb Das, 9. Satyajit Sarkar, 10. Sanjoy Chandra, 11. Sumana Sengupta, 12. Sujata Sarkar, 13. Dipankar Dey, 14. Pritimoy Mondal, 15. Biswanath Mondal 16. Somnath Chandra, 17. Sri Partha Sardar, 18. Sri Prosenjit Saila, 19. Sri Anup Kumar Paul and 20. Smt. Upasana Mukhopadhyay (Biswas).
- 3.35 In the above mentioned events and circumstance, said 1. Sri Sujit Kumar Sardar, 2. Dhrubajyoti Ghosh, 3. Amitabho Sengupta, 4. Avirup Sengupta, 5. Kajali Biswas, 6. Arup Biswas, 7. Sumanta Biswas 8. Basudeb Das, 9. Satyajit Sarkar, 10. Sanjoy Chandra, 11. Sumana Sengupta, 12. Sujata Sarkar, 13. Dipankar Dey, 14. Pritimoy Mondal, 15. Biswanath Mondal 16. Somnath Chandra, 17. Sri Partha Sardar, 18. Sri Prosenjit Saila, 19. Sri Anup Kumar Paul and 20. Smt. Upasana Mukhopadhyay (Biswas) became the joint and absolute Owners of the (1) land measuring 16.27 (sixteen point two seven) decimal more or less, comprised in R.S./L.R. Dag No. 3194, recorded in L.R. Khatian Nos. 5477, 5467, 5471, 5470, 5469, 5468, 5464, 5473, 5474, 5472, 5466.



5476, 5463, 5475, 5478, 5654, 5655, 5656, 5657, 5658, 5659, 5660, 5661 and 5662, Mouza Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), within Patharghata Gram Panchayat, Sub-Registration Office Rajarhat, District North 24 Parganas and (2) land measuring 1.10 (one point one zero) Decimal, more or less, comprised in R.S./L.R. Dag No. 3195, recorded in L.R. Khatian Nos. 5477, 5467, 5471, 5470, 5469, 5468, 5464, 5473, 5474, 5472, 5466, 5476, 5463, 5475, 5478, 5654, 5655, 5656, 5657, 5658, 5659, 5660, 5661 and 5662, Mouza Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), within Patharghata Gram Panchayat, Sub-Registration Office Rajarhat, District North 24 Parganas.

- 3.36 By a Deed of Conveyance dated 30<sup>th</sup> August 2019, registered in the office of the Additional District Sub Registrar, Rajarhat, recorded in Book I, Volume No. 1523-2019, at pages from 434788 to 434927, being No. 152310976 for the year 2019 said 1. Sri Sujit Kumar Sardar, 2. Dhrubajyoti Ghosh, 3. Amitabho Sengupta, 4. Avirup Sengupta, 5. Kajali Biswas, 6. Arup Biswas, 7. Sumanta Biswas 8. Basudeb Das, 9. Satyajit Sarkar, 10. Sanjoy Chandra, 11. Sumana Sengupta, 12. Sujata Sarkar, 13. Dipankar Dey, 14. Pritimoy Mondal, 15. Biswanath Mondal 16. Somnath Chandra, 17. Sri Partha Sardar, 18. Sri Prosenjit Saila, 19. Sri Anup Kumar Paul and 20. Smt. Upasana Mukhopadhyay (Biswas) jointly sold, conveyed and transferred (1) land measuring 14.9310 (fourteen point nine three one zero), comprised in R.S/L.R. Dag No. 3194, recorded in L.R. Khatian Nos. 5467, 5469, 5473, 5474, 5472, 5476, 5463, 5654, 5655, 5655, 5657, 5658, 5659, 5660, 5661, 5662, 5477, 5471, 5470, 5464, 5468, 5466, 5475 and 5478, Mouza Patharghata, J.L. No. 36, Police Station New Town, District North 24 Parganas and (2) land measuring 1.1112 (one point one one one two), comprised in R.S/L.R. Dag No. 3195, recorded in L.R. Khatian Nos. 5467, 5469, 5473, 5474, 5472, 5476, 5463, 5654, 5655, 5655, 5657, 5658, 5659, 5660, 5661, 5662, 5477, 5471, 5470, 5464, 5468, 5466, 5475 and 5478, Mouza Patharghata, J.L. No. 36, Police Station New



Town, District North 24 Parganas in favour of (1) **Naoolin Realcon Private Limited** and (2) **Nabhomoni Construction Private Limited**.

3.37 In the above mentioned events and circumstances said (1) **Naoolin Realcon Private Limited** and (2) **Nabhomoni Construction Private Limited** as joint owners of the Said Property and got their names duly recorded in the records of the Block Land and Land Reforms Office vide L.R. Khatian Nos. 6970 and 6969 respectively

4. **Conclusion:**

4.1 We have not caused any searching in respect of the Said Property<sup>s</sup> 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 been provided with the L.R. parcha (R.O.R.) in the name of Subhadra Baidya which has been issued on 21<sup>st</sup> October, 2010 which is not covering the 13 years title as required by banks and financial institutions
- We have not been provided with the Legal Heir Certificate of Late Subhadra Baidya and we are relying upon the representations made in the registered documents.
- We have observed that Subhadra Baidya died leaving behind him surviving his 2 (two) sons, namely, Tapan Baidya and Samir Baidya and one daughter Pratima Baidya and by virtue of Deed of Sale in Bengali Language (*Kobala*) dated 8<sup>th</sup> August, 2012, registered in the Office of the Additional District Sub Registrar of Bidhannagar (Salt Lake City), recorded in Book-I, CD Volume No. 14, at Pages- 12464 to 12484, being



No. 10326 for the year 2012 said Tapan Baidya, and Pratima Mondal (Baidya) sold their share in favour of Laksman Chandra Ghosh & ors and the undivided share of Samir Baidya in the First Plot and the Second Plot remains unsold

- We have been provided with the L.R. parcha (R.O.R.) in the name of Dulal Biswas which has been issued on 12<sup>th</sup> October, 2011 which is not covering the 13 years title as required by banks and financial institutions.
- We have not been provided with the Certificate of Conversion issued in the names of (1) Naoolin Realcon Private Limited and (2) Nabhomoni Construction Private Limited in respect of R.S/L.R. Dag No. 3195 and our report is based upon the non-perusal of the same
- We have observed that the total area of R.S/L.R. Dag No. 3194 is 158 (one hundred and fifty eight) decimal and (1) Naoolin Realcon Private Limited and (2) Nabhomoni Construction Private Limited have acquired ownership in respect of land measuring 14.9310 (fourteen point nine three one zero) decimal as per mutation and conversion 15 (fifteen) 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
- We have observed that the total area of R.S/L.R. Dag No. 3195 is 6 (six) decimal and (1) Naoolin Realcon Private Limited and (2) Nabhomoni Construction Private Limited have acquired ownership in respect of land measuring 1.1112 (one point one one one two) decimal as per mutation 01 (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.

**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*  
Dt. 14/04/2021  
Advocate



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

Sl.	Nature, Date and Particulars of Documents	Status
A1	L.R. Parcha (R.O.R.) in the name of Subhadra Baidya bearing L.R. Khatian No. 4770 dated 21 <sup>st</sup> October, 2010	Photocopy
A2	Death Certificate of Subhadra Baidya issued by Kolkata Municipal Corporation, Health Department dated 13 <sup>th</sup> April, 2004	Photocopy
A3	Deed of Sale in Bengali Language ( <i>Kobala</i> ) dated 8 <sup>th</sup> August, 2012, registered in the Office of the Additional District Sub Registrar of Bidhannagar (Salt Lake City), recorded in Book-I, CD Volume No. 14, at Pages- 12464 to 12484, being No. 10326 for the year 2012 between Tapan Baidya, and Pratima Mondal (Baidya), as vendors and Laksman Chandra Ghosh, Sri Sujit Kumar Sardar, (Sujit Kumar Das, Monoranjan Sardar, Dhrubajyoti Ghosh, Kuntal Tarafdar, Mritunjoy Das, Amitabho Sengupta, Avirup Sengupta, Kajali Biswas, Aritra Mallik, Arup Biswas, Sumanta Biswas, H.M.A. Masud Molla and Md. Abdul Momen Gazi, as purchasers	Photocopy
A4	L.R. Parcha in the name of Dulal Biswas bearing L.R. Khatian No. 1711	Photocopy
A5	Deed of Sale in Bengali Language ( <i>Kobala</i> ) dated 28 <sup>th</sup> September, 2012, registered in the Office of the Additional District Sub Registrar of Bidhannagar (Salt Lake City), recorded in Book-I, CD Volume No. 17, at Pages- 11831 to 11851, being No. 12430 for the year 2012 between Dulal Biswas, as vendor and Laksman Chandra Ghosh & ors., as purchasers	Photocopy
AA5	Deed of Sale in Bengali Language ( <i>Kobala</i> ) dated 28 <sup>th</sup> September, 2012, registered in the Office of the Additional District Sub Registrar of Bidhannagar (Salt Lake City), recorded in Book-I, CD Volume No. 17, at Pages- 11865 to 11882, being No. 12432 for the year 2012 between Dulal Biswas, as vendor and Basudeb Das & ors., as purchasers	Photocopy
A6	L.R. Parcha (ROR) in the name of Somnath Chandra bearing L.R Khatian no. 5662 dated 2 <sup>nd</sup> July, 2014	Photocopy



<b>A7</b>	L.R. Parcha (ROR) in the name of Biswanath Mondal bearing L.R Khatian no. 5661 dated 2 <sup>nd</sup> July, 2014	Photocopy
<b>A8</b>	L.R. Parcha (ROR) in the name of Pritimoy Mondal bearing L.R Khatian no. 5660 dated 2 <sup>nd</sup> July, 2014	Photocopy
<b>A9</b>	L.R. Parcha (ROR) in the name of Dipankar De bearing L.R Khatian no. 5659 dated 2 <sup>nd</sup> July, 2014	Photocopy
<b>A10</b>	L.R. Parcha (ROR) in the name of Sujata Sarkar bearing L.R Khatian no. 5658 dated 2 <sup>nd</sup> July, 2014	Photocopy
<b>A11</b>	L.R. Parcha (ROR) in the name of Sumana Sengupta bearing L.R Khatian no. 5657 dated 2 <sup>nd</sup> July, 2014	Photocopy
<b>A12</b>	L.R. Parcha (ROR) in the name of Sanjoy Chandra bearing L.R Khatian no. 5656 dated 2 <sup>nd</sup> July, 2014	Photocopy
<b>A13</b>	L.R. Parcha (ROR) in the name of Satyajit Sarkar bearing L.R Khatian no. 5655 dated 2 <sup>nd</sup> July, 2014	Photocopy
<b>A14</b>	L.R. Parcha (ROR) in the name of Basudeb Das bearing L.R Khatian no. 5654 dated 2 <sup>nd</sup> July, 2014	Photocopy
<b>A15</b>	L.R. Parcha (ROR) in the name of Md. Abdul Momen bearing L.R Khatian no. 5478 dated 2 <sup>nd</sup> July, 2014	Photocopy
<b>A16</b>	L.R. Parcha (ROR) in the name of Lakshman Chandra Ghosh bearing L.R Khatian no. 5477 dated 15 <sup>th</sup> July, 2014	Photocopy
<b>A17</b>	L.R. Parcha (ROR) in the name of Arup Biswas bearing L.R Khatian no. 5476 dated 15 <sup>th</sup> July, 2014	Photocopy
<b>A18</b>	L.R. Parcha (ROR) in the name of H. M. A. Masud Molla bearing L.R Khatian no. 5475 dated 2 <sup>nd</sup> July, 2014	Photocopy
<b>A19</b>	L.R. Parcha (ROR) in the name of Avirup Sengupta bearing L.R Khatian no. 5474 dated 15 <sup>th</sup> July, 2014	Photocopy
<b>A20</b>	L.R. Parcha (ROR) in the name of Amitabho Sengupta bearing L.R Khatian no. 5473 dated 15 <sup>th</sup> July, 2014	Photocopy
<b>A21</b>	L.R. Parcha (ROR) in the name of Kajali Biswas bearing L.R Khatian no. 5472 dated 2 <sup>nd</sup> July, 2014	Photocopy
<b>A22</b>	L.R. Parcha (ROR) in the name of Sujit Kumar Das bearing L.R Khatian no. 5471 dated 15 <sup>th</sup> July, 2014	Photocopy
<b>A23</b>	L.R. Parcha (ROR) in the name of Monoranjan Sardar bearing L.R Khatian no. 5470 dated 15 <sup>th</sup> July, 2014	Photocopy
<b>A24</b>	L.R. Parcha (ROR) in the name of Dhrubajyoti Ghosh bearing L.R Khatian no. 5469 dated 15 <sup>th</sup> July, 2014	Photocopy



<b>A25</b>	L.R. Parcha (ROR) in the name of Kuntal Tarafdar bearing L.R Khatian no. 5468 dated 15 <sup>th</sup> July, 2014	Photocopy
<b>A26</b>	L.R. Parcha (ROR) in the name of Sujit Kumar Sardar bearing L.R Khatian no. 5467 dated 15 <sup>th</sup> July, 2014	Photocopy
<b>A27</b>	L.R. Parcha (ROR) in the name of Aritu Mallick bearing L.R Khatian no. 5466 dated 2 <sup>nd</sup> July, 2014	Photocopy
<b>A28</b>	L.R. Parcha (ROR) in the name of Mrityuanjoy Das bearing L.R Khatian no. 5464 dated 2 <sup>nd</sup> July, 2014	Photocopy
<b>A29</b>	Conversion Certificate being Memo No. 461/BL&LRO/RHT/16 dated 24 <sup>th</sup> May 2016 arising out of Conversion Case No. 2074/ BL&LRO/RAJ/2015 dated 28 <sup>th</sup> December 2015 in the name of Lakshman Chandra Ghosh duly issued by the concerned BL&LRO, Rajarhat	Photocopy
<b>A30</b>	Conversion Certificate being Memo No. 457/BL&LRO/RHT/16 dated 23 <sup>rd</sup> May 2016 arising out of Conversion Case No. 2070/ BL&LRO/RAJ/2015 dated 28 <sup>th</sup> December 2015 in the name of Sujit Kumar Sardar duly issued by the concerned BL&LRO, Rajarhat	Photocopy
<b>A31</b>	Conversion Certificate being Memo No. 478/BL&LRO/RHT/16 dated 26 <sup>th</sup> May 2016 arising out of Conversion Case No. 2066/ BL&LRO/RAJ/2015 dated 28 <sup>th</sup> December 2015 in the name of Sujit Kumar Das duly issued by the concerned BL&LRO, Rajarhat	Photocopy
<b>A32</b>	Conversion Certificate being Memo No. 460/BL&LRO/RHT/16 dated 24 <sup>th</sup> May 2016 arising out of Conversion Case No. 2073/ BL&LRO/RAJ/2015 dated 28 <sup>th</sup> December 2015 in the name of Manoranjan Sardar duly issued by the concerned BL&LRO, Rajarhat	Photocopy
<b>A33</b>	Conversion Certificate being Memo No. 471/BL&LRO/RHT/16 dated 24 <sup>th</sup> May 2016 arising out of Conversion Case No. 2085/ BL&LRO/RAJ/2015 dated 28 <sup>th</sup> December 2015 in the name of Dhrubajyoti Ghosh duly issued by the concerned BL&LRO, Rajarhat	Photocopy
<b>A34</b>	Conversion Certificate being Memo No. 470/BL&LRO/RHT/16 dated 24 <sup>th</sup> May 2016 arising out of Conversion Case No. 2064/ BL&LRO/RAJ/2015 dated 28 <sup>th</sup> December 2015 in the name of Mrityunjoy Das duly issued by the concerned BL&LRO, Rajarhat	Photocopy



<b>A35</b>	Conversion Certificate being Memo No. 475/BL&LRO/RHT/16 dated 24 <sup>th</sup> May 2016 arising out of Conversion Case No. 2083/ BL&LRO/RAJ/2015 dated 28 <sup>th</sup> December 2015 in the name of Amitabho Sengupta duly issued by the concerned BL&LRO, Rajarhat	Photocopy
<b>A36</b>	Conversion Certificate being Memo No. 476/BL&LRO/RHT/16 dated 24 <sup>th</sup> May 2016 arising out of Conversion Case No. 2082/ BL&LRO/RAJ/2015 dated 28 <sup>th</sup> December 2015 in the name of Avirup Sengupta duly issued by the concerned BL&LRO, Rajarhat	Photocopy
<b>A37</b>	Conversion Certificate being Memo No. 473/BL&LRO/RHT/16 dated 24 <sup>th</sup> May 2016 arising out of Conversion Case No. 2086/ BL&LRO/RAJ/2015 dated 28 <sup>th</sup> December 2015 in the name of Kajali Biswas duly issued by the concerned BL&LRO, Rajarhat	Photocopy
<b>A38</b>	Conversion Certificate being Memo No. 469/BL&LRO/RHT/16 dated 24 <sup>th</sup> May 2016 arising out of Conversion Case No. 2069/BL&LRO/RAJ/2015 dated 28 <sup>th</sup> December 2015 in the name of Aritra Mallik duly issued by the concerned BL&LRO, Rajarhat	Photocopy
<b>A39</b>	Conversion Certificate being Memo No. 465/BL&LRO/RHT/16 dated 24 <sup>th</sup> May 2016 arising out of Conversion Case No. 2079/ BL&LRO/RAJ/2015 dated 28 <sup>th</sup> December 2015 in the name of Arup Biswas duly issued by the concerned BL&LRO, Rajarhat	Photocopy
<b>A40</b>	Conversion Certificate being Memo No. 468/BL&LRO/RHT/16 dated 24 <sup>th</sup> May 2016 arising out of Conversion Case No. 2065/ BL&LRO/RAJ/2015 dated 28 <sup>th</sup> December 2015 in the name of H.M.A. Masud Molla duly issued by the concerned BL&LRO, Rajarhat	Photocopy
<b>A41</b>	Conversion Certificate being Memo No. 479/BL&LRO/RHT/16 dated 26 <sup>th</sup> May 2016 arising out of Conversion Case No. 2067/ BL&LRO/RAJ/2015 dated 28 <sup>th</sup> December 2015 in the name of Abdul Momen Gazi duly issued by the concerned BL&LRO, Rajarhat	Photocopy
<b>A42</b>	Conversion Certificate being Memo No. 466/BL&LRO/RHT/16 dated 24 <sup>th</sup> May 2016 arising out of Conversion Case No. 2076/ BL&LRO/RAJ/2015 dated 28 <sup>th</sup> December 2015 in the name of Basudeb Das duly issued by the concerned BL&LRO, Rajarhat	Photocopy



<b>A43</b>	Conversion Certificate being Memo No. 463/BL&LRO/RHT/16 dated 24 <sup>th</sup> May 2016 arising out of Conversion Case No. 2078/ BL&LRO/RAJ/2015 dated 28 <sup>th</sup> December 2015 in the name of Satyajit Sarkar duly issued by the concerned BL&LRO, Rajarhat	Photocopy
<b>A44</b>	Conversion Certificate being Memo No. 459/BL&LRO/RHT/16 dated 24 <sup>th</sup> May 2016 arising out of Conversion Case No. 2075/BL&LRO/RAJ/2015 dated 28 <sup>th</sup> December 2015 in the name of Sanjoy Chandra duly issued by the concerned BL&LRO, Rajarhat	Photocopy
<b>A45</b>	Conversion Certificate being Memo No. 472/BL&LRO/RHT/16 dated 24 <sup>th</sup> May 2016 arising out of Conversion Case No. 2084/BL&LRO/RAJ/2015 dated 28 <sup>th</sup> December 2015 in the name of Sumana Sengupta duly issued by the concerned BL&LRO, Rajarhat	Photocopy
<b>A46</b>	Conversion Certificate being Memo No. 474/BL&LRO/RHT/16 dated 24 <sup>th</sup> May 2016 arising out of Conversion Case No. 2087/BL&LRO/RAJ/2015 dated 28 <sup>th</sup> December 2015 in the name of Sujata Sarkar duly issued by the concerned BL&LRO, Rajarhat	Photocopy
<b>A47</b>	Conversion Certificate being Memo No. 467/BL&LRO/RHT/16 dated 24 <sup>th</sup> May 2016 arising out of Conversion Case No. 2080/ BL&LRO/RAJ/2015 dated 28 <sup>th</sup> December 2015 in the name of Dipankar De duly issued by the concerned BL&LRO, Rajarhat	Photocopy
<b>A48</b>	Conversion Certificate being Memo No. 464/BL&LRO/RHT/16 dated 24 <sup>th</sup> May 2016 arising out of Conversion Case No. 2077/BL&LRO/RAJ/2015 dated 28 <sup>th</sup> December 2015 in the name of Pritimoy Mondal duly issued by the concerned BL&LRO, Rajarhat	Photocopy
<b>A49</b>	Conversion Certificate being Memo No. 480/BL&LRO/RHT/16 dated 26 <sup>th</sup> May 2016 arising out of Conversion Case No. 2081/BL&LRO/RAJ/2015 dated 28 <sup>th</sup> December 2015 in the name of Biswanath Mondal duly issued by the concerned BL&LRO, Rajarhat	Photocopy
<b>A50</b>	Conversion Certificate being Memo No. 462/BL&LRO/RHT/16 dated 24 <sup>th</sup> May 2016 arising out of Conversion Case No. 2071/ BL&LRO/RAJ/2015 dated 28 <sup>th</sup> December 2015 in the name of Sumanta Biswas duly issued by the concerned BL&LRO, Rajarhat	Photocopy



<b>A51</b>	Conversion Certificate being Memo No. 458/BL&LRO/RHT/16 dated 24 <sup>th</sup> May 2016 arising out of Conversion Case No. 2072/BL&LRO/RAJ/2015 dated 28th December 2015 in the name of Somnath Chandra duly issued by the concerned BL&LRO, Rajarhat	Photocopy
<b>A52</b>	Conversion Certificate being Memo No. 477/BL&LRO/RHT/16 dated 26 <sup>th</sup> May 2016 arising out of Conversion Case No. 2068/BL&LRO/RAJ/2015 dated 28th December 2015 in the name of Kuntal Trafadar duly issued by the concerned BL&LRO, Rajarhat	Photocopy
<b>A53</b>	Deed of Sale in Bengali Language <sup>o</sup> (Kobala) dated 22 <sup>nd</sup> September, 2016, registered in the Office of the District Sub Registrar-II, North 24 Parganas, recorded in Book-I, Volume No. 1502-2016, at Pages- 77633 to 77662, being No. 150203113 for the year 2016 between Sri Kuntal Tarafdar & ors., as vendors and Sri Partha Sardar & ors., as purchasers	Photocopy
<b>A54</b>	Deed of Sale in Bengali Language (Kobala) dated 12 <sup>th</sup> September, 2016, registered in the Office of the District Sub Registrar-II, 24 Parganas (North), recorded in Book-I, Volume No. 1502-2016, at Pages- 87177 to 87243, being No. 150203495 for the year 2016 between Sri Lakshman Chandra Ghosh & ors., as vendors and Sri Sujit Kumar Sardar & ors., as purchasers	Photocopy
<b>A55</b>	Deed of Conveyance dated 30 <sup>th</sup> August 2019, registered in the office of the Additional District Sub Registrar, Rajarhat, recorded in Book I, Volume No. 1523-2019, at pages from 434788 to 434927, being No. 152310976 for the year 2019 between Sri Sujit Kumar Sardar & ors., as vendors and Naolin Realcon Private Limited and Nabhomoni Construction Private Limited, as purchasers	Photocopy
<b>A56</b>	L.R. Parcha (R.O.R.) in the name of Naolin Realcom Private Limited bearing L.R. Khatian No. 6970 dated 6 <sup>th</sup> December, 2019	Photocopy
<b>A57</b>	L.R. Parcha (R.O.R.) in the name of Nabhomoni Construction Private Limited bearing L.R. Khatian No. 6969 dated 6 <sup>th</sup> December, 2019	Photocopy



<b>A58</b>	Conversion Certificate dated 12 <sup>th</sup> September, 2020 in the name of Nawlin Realcon Private Limited duly issued by the concerned BL&LRO, Rajarhat	Photocopy
<b>A59</b>	Conversion Certificate dated 12 <sup>th</sup> September, 2020 in the name of Nabhomoni Construction Private Limited duly issued by the concerned BL&LRO, Rajarhat	Photocopy

