

ADITYA KANODIA
Advocate High Court
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Temple Chambers, 1st Floor
6, Old Post Office Street,
KOLKATA - 700001.

October 8, 2021

TO WHOMSOEVER IT MAY CONCERN

Subject: PROPERTY DUE DILIGENCE REPORT

I. SUBJECT PROPERTY

ALL THAT area of land 98 Satak comprised in or forming part of R S Dag Nos. 2726 and 2727 corresponding to L R Dag No. 2614, 2615/2757, 2615 and 2615/2756 Mouza UkilaPaikpara, and now forming part of Municipal Holding No. 111, Ukila in Ward No. 27 of the RajpurSonarpur Municipality under P. S. Sonarpur, South 24 Parganas,

II. DESCRIPTION OF OWNERS:

- a. MOHAMMAD ZARKAN having Income Tax PAN No. ABGPZ6539E and Aadhaar No. 5354 5065 2192 son of Md. Sirajul Haque by faith Mulsim, by Nationality Indian, residing at Ukhila Jamaddar Para, Mallickpara Road, Narendrapur, Rajpur Sonarpur(M), Narendrapur P.S. Sonarpur, P.O. Narendrapur, West Bengal-700 103, Dist. South 24 Parganas ;
- b. MOHAMMAD DARPAN having Income Tax PAN No.BMYPD2822G and Aadhaar No.8069 5829 0052 son of Md Sirajul Haque by faith Mulsim, by Nationality Indian, residing at Ukhila Jamaddar Mallickpara Road, Narendrapur, Rajpur Sonarpur(M),Narendrapur P.S. Sonarpur, P.O. Narendrapur, West Bengal-700 103, Dist. South 24 Parganas ;
- c. MD. ARPAN CHOWDHURY having Income Tax PAN No. BASPC7121H and Aadhaar No. 6886 0750 6375 son of Md. Sirajul Haque by faith Mulsim, by Nationality Indian, residing at Ukhila Zamaddar Para, Narendrapur, Rajpur Sonarpur(M),



Narendrapur, P.S. Sonarpur, P.O. Narendrapur, West Bengal-700 103, Dist. South 24 Parganas ;

- d. AJANTA BEGAM having Income Tax PAN No.BWXPB0812K and Aadhaar No. 5702 5375 0285 daughter of Md. Sirajul Hoque by faith Mulsim, by Nationality Indian, residing at Ukhila Jamaddar Para Mallickpara Road, Narendrapur, Rajpur Sonarpur(M) Narendrapur P.S. Sonarpur,P.O. Narendrapur, West Bengal-700 103, Dist. South 24 Parganas ;
- e. ANANTA BEGAM having Income Tax PAN No.FKJPB9688B and Aadhaar No. 8675 1549 7756 wife of Shahnawaz Mohiuddin by faith Mulsim, by Nationality Indian, residing at Ukhila Jamaddar Para Mallickpara Road, Narendrapur, Rajpur Sonarpur Narendrapur P.S. Sonarpur,P.O. Narendrapur, West Bengal-700 103, Dist. South 24 Parganas;
- f. SEKH SANOTA BEGUM having Income Tax PAN No.CAVPB0168F and Aadhaar No. 8037 4953 4630 wife of Sk. Siraj Uddin by faith Mulsim, by Nationality Indian, residing at Raghabpur Dakshin Jagaddal P.S.Sonarpur, P.O.Dakhin Jagaddal, West Bengal-700151, Dist. South 24 Parganas

III. TITLE FLOW OF OWNERS

- (A) One Soleman Miya and Jaharunnessa Bibi jointly owned various plots of land including an area of land 98 Satak comprised in or forming part of R S Dag Nos. 2726 and 2727 corresponding to L R Dag No. 2614, 2615/2757, 2615 and 2615/2756 Mouza UkilaPaikpara, and now forming part of Municipal Holding No. 111, Ukila in Ward No. 27 of the RajpurSonrpur Municipality under P. S. Sonarpur, South 24 Parganas.
- (B) The said Soleman Mia and Jaharunnessa Bibi died intestate and their entire right, title and interest in their entire estate including the said Land devolved upon their two sons Md. Sirajul Haque and Md. Nazrul Islam and their daughter Mamuda Bibi.
- (C) By a Gift Deed dated 3 October 2007 and duly registered in the office of ADSR Sonarpur as Deed no.8534 for the year 2009 the said Mamuda Bibi gifted her



entire share in various properties including the said Land equally in favour of her two brothers Md. Sirajul Haque and Md. Nazrul Islam.

- (D) By another Gift Deed dated 14 February 2011 and duly registered in the office of ADSR Sonarpur as Deed no.01687 for the year 2011 Md. Nazrul Islam gifted his entire share in various properties including the said Land to his brother Md. Sirajul Haque.
- (E) The Md. Sirajul Haque had entered into an agreement with one Venerate Construction Private Limited being a Development agreement dated 13.02.2014 registered in the office of the Additional Registrar of Assurances-I, Kolkata, as Deed no. 01180 for the year 2014. Simultaneously a Power of Attorney dated 13 February 2014 was also executed registered in the office of the Additional Registrar of Assurances-III, Kolkata, in Book no. IV as Deed no.01074 for the year 2014;
- (F) Subsequently by a Deed of Cancellation dated 10.12.2020 registered in the Office of Additional Registrar of Assurances-II, Kolkata, as Deed no. 190200358 for the year 2020, the said Development Agreement dated 13.02.2014 was cancelled and mutually terminated. The said Power of Attorney dated 13.02.2014 was also revoked by a Deed of Revocation dated 10.12.2020 registered in the office of the Additional Registrar of Assurances-III, Kolkata, Deed no.190200778 for the year 2020;
- (G) By a Deed of Gift dated 10.12.2020 and registered in the office of the Additional Registrar of Assurances - II in Book No. I Being No. 160804967 of 2020, the said Md. Sirajul Haque out of his love and affection for his sons and daughters being the Owners herein, conveyed and transferred the said Land together with all structures and benefits attached thereto unto and in favour of the Owners herein.
- (H) The Owners herein thus became the absolute owners of ALL THAT area of land 98 Satak comprised in or forming part of R S Dag Nos. 2726 and 2727 corresponding to L R Dag No. 2614, 2615/2757, 2615 and 2615/2756 Mouza UkilaPaikpara, and now forming part of Municipal Holding No. 111, Ukila in Ward No. 27 of the RajpurSonarpur Municipality under P. S. Sonarpur, South 24 Parganas,



IV. ENCUMBRANCE CERTIFICATE

- (A) Necessary searches at the offices of the Registrar have been caused through junior advocate and searching clerks. Such searches included searches at the office of the ARA, Kolkata, DSR South 24 Parganas and ADSR Sonarpur for more than 13 years and were carried out in respect of the property as well the Owners.
- (B) Necessary court searches at the district courts have been caused through junior advocate and searching clerks.
- (C) From such searches and reports it can be concluded that the abovenamed Owners are the owner of the subject property and that no litigation could be found in the name of the Owners.
- (D) On the basis of the aforesaid, the Development Agreement dated 11.12.2020 entered between the Owners and the said Venerate Construction Private Limited has been lawfully entered into.

CONCLUSION OF REPORT AND CERTIFICATE

Subject to any material suppression, in my opinion, based on the aforesaid, the owner of the Subject Property are the Owner abovenamed.


(Aditya Kanodia)

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