

TITLE REPORT

*Of 30 decimal land in R.S./L.R. Dag No. 3191 of Monza Patherghata, J.L. No. 36,
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 land classified as *sali* (agricultural) measuring 30 (thirty) decimal, more or less, being the entirety of R.S./L.R. Dag No. 3191, recorded under L.R. Khatian No. 2740, 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** land classified as *sali* (agricultural) measuring 30 (thirty) decimal, more or less, being the entirety of R.S./L.R. Dag No. 3191, recorded under L.R. Khatian No. 2740, 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) Md. Minanur Rahaman, (2) Md. Matinur Rahaman, (3) Mosiur Rahaman, (4) Mokhlesur Rahaman Molla, (5) Md. Mijanur Rahaman and (6) Mastafizur Rahaman Molla *alias* Mostafijur Rahaman *alias* Mustafijur Rahaman

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 Mani Mohon Biswas was the sole, absolute owner *inter alia* of *sali* (agricultural) land measuring 33 (thirty three) decimal, comprised in C.S *Dag* No. 2880, recorded in C.S *khatian* No. 1918, Mouza Patharghata, J.L. No. 36, District 24 Parganas (**Larger Property**).
- 3.2 By a Deed of Conveyance in Bengali Language (*Kobala*) dated 6th October, 1967, registered in the Office of the Additional District Sub-Registrar, Cossipore Dum Dum, recorded in Book No. I, Volume No. 123, at pages 123 to 124, being Deed No. 8600 for the year 1967, said Mani Mohon Biswas sold, conveyed and transferred the entirety of the Larger Property unto and in favour of Sukdeb Mondal.
- 3.3 By a Deed of Conveyance in Bengali Language (*Kobala*) dated, 27th September, 1974, registered in the Office of the Additional District Sub-Registrar, Cossipore Dum Dum, recorded in Book No. I, Volume No. 128, at pages 218 to 220, being Deed No. 7764 for the year 1974, said Sukdeb Mondal sold, conveyed and transferred the entirety of the Larger Property unto and in favour of Mariyam Neccha Bibi
- 3.4 In the abovementioned events and circumstances said Mariyam Neccha Bibi became sole and absolute owner of the entirety of the Larger Property being land measuring 33 (thirty three) decimal, comprised in C.S *Dag* No. 2880, Mouza Patharghata, J.L. No. 36, District 24 Parganas
- 3.5 After promulgation and/or publication of R.S. Records by the concerned Block Land and Land Reform Officer, said C.S *Dag* No. 2880 was divided into two separate R.S. dags whereby (1) land measuring 30 (thirty) decimal out of the Larger Property was recorded in R.S. *Dag* No. 3191 and (2) land measuring 3 (three) decimal out of the Larger Property was recorded in R.S. *Dag* No. 3191/3815
- 3.6 After promulgation and/or publication of L.R. Records said Mariyam Neccha Bibi got her name duly recorded in the L.R. records vide L.R. *Khatian* No. 2740
- 3.7 In the abovementioned events and circumstances said Mariyam Neccha Bibi became the sole, absolute and recorded owner of *sali* (agricultural) land measuring 30 (thirty) decimal, comprised in R.S/L.R. *Dag* No. 3191, recorded under L.R. *Khatian* No. 2740, Mouza Patharghata, J.L. No. 36, Police Station Rajarhat (presently New Town), District North 24 Parganas i.e. the Said Property herein
- 3.8 Mariyam Neccha Bibi being desirous of developing and commercially exploiting the Said Property entered into a Development Agreement dated 18th October, 2019 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at



Pages 563493 to 563554, being No. 152314045 for the year 2019 with Naoolin Realcon Private Limited, as per the terms and conditions mentioned therein and subsequently executed a Power Of Attorney dated 12th February, 2020, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2020, at Pages 148640 to 148662, being Deed No. 152303245 for the year 2020 in favour of Debashis Roy being the director of Naoolin Realcon Private Limited as per the terms of the development agreement

- 3.9 Mariyam Neccha Bibi, a Muslim governed by the principles of the Mohmeddan Law, died *intestate* (her husband pre-deceased her) on 23rd March, 2020, leaving behind surviving her 6 (six) sons, namely, (1) Md. Minanur Rahaman, (2) Md. Matinur Rahaman, (3) Mosiur Rahaman, (4) Mokhlesur Rahaman Molla, (5) Md. Mijanur Rahaman and (6) Mastafizur Rahaman Molla *alias* Mostafijur Rahaman *alias* Mustafijur Rahaman, as her only legal heirs (collectively **Legal Heirs Of Mariyam**) who jointly and in equal share inherited all the right, title and interest of Late Mariyam Neccha Bibi in the Said Property
- 3.10 By virtue of inheritance said Legal Heirs Of Mariyam became the joint owners of the entirety of the Said Property and subsequently executed a Power of Attorney dated 27th November, 2020 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2020, at Pages 386662 to 386696, being No. 152309776 for the year 2020 in favour of Debashis Roy being the director of Naoolin Realcon Private Limited to carry on the development work of the Said Property as per terms and conditions contemplated in the said development agreement being No. 152314045 for the year 2019
- 3.11 In the above mentioned events and circumstances said (1) Md. Minanur Rahaman, (2) Md. Matinur Rahaman, (3) Mosiur Rahaman, (4) Mokhlesur Rahaman Molla, (5) Md. Mijanur Rahaman and (6) Mastafizur Rahaman Molla *alias* Mostafijur Rahaman *alias* Mustafijur Rahaman 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 C.S *khatian* No. 1918 and our report is based on non-perusal of the same.
- We have not been provided with Deed of Conveyance in Bengali Language (*Kobala*) dated 6th October, 1967, registered in the Office of the Additional District Sub-Registrar, Cossipore Dum Dum, recorded in Book No. I, Volume No. 123, at pages 123 to 124, being Deed No. 8600 for the year 1967 between Mani Mohon Biswas, as vendor and Sukdeb Mondal, as purchaser and our report is based on the representations made in registered Deeds
- We have not been provided with the *Farayeznama* of Mariyam Neccha Bibi and we have relied on the Warison Certificate issued by the Patharghata Gram Panchayet.
- We have not been provided with the Death Certificate, Warison Certificate and *Farayeznama* of the husband of Mariyam Neccha Bibi and our report is based upon non-perusal of the same
- We have not been provided with the L.R. *parchas* in the names of 1) Md. Minanur Rahaman, (2) Md. Matinur Rahaman, (3) Mosiur Rahaman, (4) Mokhlesur Rahaman Molla, (5) Md. Mijanur Rahaman and (6) Mastafizur Rahaman Molla *alias* Mostafijur Rahaman *alias* Mustafijur Rahaman 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 Panchayat Tax and Revenue Receipt (*Khazna Dakhila*) in the names of (1) Md. Minanur Rahaman, (2) Md. Matinur Rahaman, (3) Mosiur Rahaman, (4) Mokhlesur Rahaman Molla, (5) Md. Mijanur Rahaman and (6) Mastafizur Rahaman Molla *alias* Mostafijur Rahaman *alias* Mustafijur Rahaman 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 after 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 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 utilised 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**

Swanta Chami
Dt. 16/12/2021
Advocate



Annexure A
(Document Produced)

Sl.	Nature, Date and Particulars of Documents	Status
A1	By a Deed of Conveyance in Bengali Language (<i>Kobala</i>) dated 27 th September, 1974, registered in the Office of the Additional District Sub-Registrar, Cossipore Dum Dum, recorded in Book No. I, Volume No. 128, at pages 218 to 220, being Deed No. 7764 for the year 1974, between Sukdeb Mondal, as vendor and Mariyam Neccha Bibi, as purchaser	Photocopy
A2	L.R. Khatian dated 30 th January, 2018 in the name of Mariyam Neccha Bibi in respect of L.R. Khatian No. 2740	Photocopy
A3	Development Agreement dated 18 th October, 2019 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2019, at Pages 563493 to 563554, being No. 152314045 for the year 2019 between Mariyam Neccha Bibi, as owner and Naoolin Realcon Private Limited, as developer	Photocopy
A4	Power Of Attorney dated 12 th February, 2020, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2020, at Pages 148640 to 148662, being Deed No. 152303245 for the year 2020 between Mariyam Neccha Bibi, as grantor and Debashis Roy being the director of Naoolin Realcon Private Limited, as attorney	Photocopy
A5	Death Certificate of Mariyam Neccha Bibi issued by Government of West Bengal dated 3 rd August, 2020	Photocopy
A6	Warison Certificate of Mariyam Neccha Bibi issued by Patharghata Gram Panchayet dated 18 th December, 2021	Photocopy
A7	Power of Attorney dated 27 th November, 2020 registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2020, at Pages 386662 to 386696, being No. 152309776 for the year 2020 between Md. Minanur Rahaman & ors., as grantors and Debashis Roy being the director of Naoolin Realcon Private Limited, as attorney	Photocopy

