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14th November, 2018

To

Raghampur Projects LLP
Kolkata

Dear Sir,

Re.: NIRVANA

Enclosed please find complete report on title of Mouza- Raghampur, R.S Dag Number 242 corresponding to L.R Dag No 251 comprised in the project. The Report has been prepared by me on the basis of the documents supplied

Kindly acknowledge the same.

Yours faithfully



R.N. Ghose
Advocate



REPORT ON TITLE

MOUZA- RAGHABPUR, POLICE STATION- SONARPUR

R.S. Dag No. 242 (L. R. Dag No. 251:

- A. One Mir Abdul Waheb was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of *Darga* Land measuring 0.29 acres, more or less in Pargana Magura, J.L. No. 74, R.S. No. 235, Touzi No. 119, R.S. Dag No. 242, R.S. Khatian No. 101, Mouza-Raghavpur, Police Station-Sonarpur, District: 24 Parganas (South).
- B. By a Bengali Kobala dated 29th September, 1962 made between the said Mir Abdul Waheb, therein referred to as the Vendor of the One Part and one Dewan Singh Chowdhury, therein referred to as the Purchaser of the Other Part and registered in the office of the District Sub-Registrar at Baruipur in Book No. I, Volume No. 100, at Pages from 135 to 137, Being No. 8910, for the year 1962, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed in the said land in R.S Dag No. 242 in favour of the Purchaser therein.
- C. The said Dewan Singh brought the said land measuring 0.29 acres of land in R.S Dag No. 242, in the family partnership business under the name and style of Lakhiram Priyavart and the said land was recorded in the L.R. Record of Right in the name of the said Lakhiram Priyavart in L.R. Khatian No. 436.
- D. The said Dewan Singh filed a suit for declaration and injunction in the Court of the Learned Senior Sub Judge at Rohtak being Case No.205 of 1983 against the said partnership firm under the name and style of Lakhiram Priyavart represented through their said partners, Surinder Singh and Rajinder Singh.
- E. Pursuant to a settlement between the parties in the said suit by a virtue of a judgement and decree dated 7th August, 1998 passed in the said Civil Suit No.205 of 1983 by the Learned Senior Sub Judge at Rohtak, Lakhiram Priyavart was declared to be the owner of *inter alia* the said land measuring 0.29 acres of land in R.S Dag No. 242.
- F. By an Agreement for Lease dated 6th January, 2005 made between the said Lakhiram Priyavart, therein referred to as the Lessor of the One Part and one Lokpriya Bricks Limited, represented by its Directors (Smt.) Meena Chhikara and Nagesh Mehata, therein referred to as the Lessee of the Other Part the Lessor therein for the rent thereunder reserved and for the terms and conditions mentioned therein granted a Lease of the Said land measuring 0.29 acres of land in R.S Dag No. 242, in favour of the Lessee therein for a term of 13 years with effect from 1st August, 2004.
- G. By a Deed of Surrender of Lease dated 18th March, 2013 made between the said Lokpriya Bricks Private Limited, therein referred to as the Lessee of the One Part and the said Lakhiram Priyavart, therein referred to as the Purchaser of the Other Part the said Lokpriya Bricks Private Limited surrendered their leasehold right title and interest of any nature whatsoever in favour of the said Lakhiram Priyavart.
- H. By a Memorandum of Agreement for Sale dated 2nd February, 2012 made between the said Chhikara Brothers, one Hisar Bricks Company, Lakhiram Priya Vart, Priya Vart Dewan Singh, Surinder Singh and Rajinder Singh, therein collectively referred to as the Vendors of the One Part and one Ananta Deal Trade Private Limited, therein referred to as the Purchaser of the Other Part the said Lakhiram Priyavart and the said Surinder Singh and Rajinder Singh, therein agreed to sell transfer and convey the said land measuring 0.29 acres of land in R.S Dag No. 242, in favour of the Purchaser therein and/or its nominees.

- I. Inasmuch as disputes and difference arose between the parties in respect of the said Memorandum of Agreement for sale dated 2nd February, 2012 the said Ananta Deal Trade Private Limited filed an application under section 9 of the Arbitration & Conciliation Act, 1996 in the Court of the Learned District Judge at Alipore being Title Suit No. 93 of 2012 (which was renumbered as Title Suit No. 2 of 2013) against the said Lakhiram Priyavart and others.
- J. The said disputes between the parties to the said application was amicably settled and pursuant thereto by and order dated 10th May, 2013 passed by the Learned District Judge at Alipore it was directed that the said Lakhiram Priyavart, Surinder Singh and Rajinder Singh inter alia would transfer the said land measuring 0.29 acres of land in R.S Dag No. 242, in favour of the said Ananta Deal Trade Private Limited and/or its nominees in terms of the said Memorandum of Agreement for sale dated 2nd February, 2012..
- K. By a Deed of Conveyance dated 18th June, 2015 made between the said Lakhiram Priya Vart, therein referred to as the Vendor of the One Part and one Veenavani Awas Private Limited, Veenavani Apartment Private Limited and Veenavani Complex Private Limited, therein collectively referred to as the Purchasers of the Other Part and registered in the office of the District of Sub-Registrar at Alipore, in Book No. 1, C.D. Volume No. 1901-2015, at Pages from 32313 to 32347, Being No. 19015014, for the year 2015 the Vendor therein sold, transferred and conveyed the said land in R.S Dag No. 242 in favour the Purchaser therein.
- L. After such purchase the said Veenavani Awas Private Limited, Veenavani Apartment Private Limited and Veenavani Complex Private Limited recorded their names in the L.R Record of Rights in respect of the said R.S Dag No. 242 corresponding to L.R. Dag No. 251 in L.R. Khatian Nos. 703, 704 and 705.

Opinion :

The said land measuring 0.29 acres in R.S Dag No. 242 corresponding to L.R. Dag No. 251 recorded in the names of Veenavani Awas Private Limited, Veenavani Apartment Private Limited and Veenavani Complex Private Limited is certified to be clear and marketable.



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14th November, 2018

To
Raghobpur Projects LLP
Kolkata

Dear Sir,

Re.: NIRVANA

Enclosed please find complete report on title of Mouza- Raghobpur, R.S Dag Number 202 corresponding to L.R Dag No 218 comprised in the project. The Report has been prepared by me on the basis of the documents supplied

Kindly acknowledge the same.

Yours faithfully



R.N. Ghose
Advocate



REPORT ON TITLE

MOUZA- RAGHABPUR, POLICE STATION- SONARPUR

R.S. Dag No. 202 [L. R. Dag No. 218]

- A. By virtue of inheritance one Md. Abdul Gaffar became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of Danga Land measuring 0.08 acres, more or less in Pargana Magura, in J.L. No. 74, Touzi No. 119, R.S. Dag No. 202, R.S. Khatian No.5, Mouza-Raghavpur, Police Station-Sonarpur, District: 24 Parganas (South).
- B. By a Bengali Kobala dated 7th November, 1962 made between the said Md. Abdul Gaffar, therein referred to as the Vendor of the One Part and Pratap Singh Chowdhuri, therein referred to as the Purchaser of the Other Part and registered in the office of the District Sub-Registrar at Baruipur, in Book No. I, Volume No.108, at Pages from 220 to 223, Being No. 9619, for the year 1962, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed of the said land in R.S Dag No. 202 in favour of the Purchaser therein.
- C. The said Pratap Singh Chowdhuri brought the said land in R.S. Dag No. 202 in the family partnership business under the name and style of Chhikara Brothers.
- D. Sometime in the month of December, 1978 the said Pratap Singh retired from the partnership business.
- E. The said Pratap Singh filed a suit for declaration and injunction in the Court of the Learned Civil Judge (Junior Division) at Faridabad being Case No. 710 of 1996 against the said partnership firm under the name and style of Chhikara Brothers represented through their said partners, Priya Vart, Surinder Singh and Rajinder Singh.
- F. Pursuant to a settlement between the parties in the said suit by a virtue of a judgement and decree dated 7th August, 1998 passed in the said Civil Suit No. 710 of 1996 by the Learned Court of Civil Judge (Junior Division) at Faridabad, Chhikara Brothers were declared to be the owner of inter alia the said land in R.S. Dag No. 202.
- G. By an Agreement for Lease dated 6th January, 2005 made between the said Chhikara Brothers and Others, therein referred to as the Lessor of the One Part and one Lokpriya Bricks Limited, represented by its Directors (Smt.) Meena Chhikara and Nagesh Mehata, therein referred to as the Lessee of the Other Part the Lessor therein for the rent thereunder reserved and for the terms and conditions mentioned therein granted a Lease of the said land in R.S. Dag No. 202 in favour of the Lessee therein for a term of 13 years with effect from 1st August, 2004.
- H. By a Deed of Surrender of Lease dated 18th march, 2013 made between the said Lokpriya Bricks Private Limited, therein referred to as the Lessee of the One Part and the said Chhikara Brothers and Others, therein referred to as the Lessors of the Other Part the said Lokpriya Bricks Private Limited surrendered their leasehold right title and interest of any nature whatsoever in favour of the said Chhikara Brother & Others.
- I. On or about 3rd December. 2006, the said Priya Vart, who was a Hindu governed by the Mitakshara School of Hindu Law died intestate leaving behind him surviving his said two sons, Surinder Singh and Rajinder Singh, who jointly inherited the share of Late Priya Vart in the said land in R.S. Dag No. 202.
- J. By a Memorandum of Agreement for sale dated 2nd February, 2012 made between the said Chhikara Brothers, one Misar Bricks Company, Lakhiram Priya Vart, Priya Vart Dewan Singh, Surinder Singh and Rajinder Singh, therein collectively referred to as the Vendors of the One

therein agreed to sell transfer and convey the said land in R.S. Dag No. 202 in favour of the Purchaser therein and/or its nominees.

K. Inasmuch as the disputes and differences arose between the parties in respect of the said Memorandum of Agreement for sale dated 2nd February, 2012 the said Ananta Deal Trade Private Limited filed an application under section 9 of the Arbitration & Conciliation Act, 1996 in the Court of the Learned District Judge at Alipore being Title Suit No. 93 of 2012 (which was renumbered as Title Suit No. 2 of 2013) against the said Chhikara Brothers and others.

L. The said disputes between the parties to the said application was amicably settled and pursuant thereto by an order dated 10th May, 2013 passed by the Learned District Judge at Alipore it was directed that the said Chhiraka Brothers, Surinder Singh and Rajinder Singh inter alia would transfer the said land in R.S. Dag No. 202 in favour of the said Ananta Deal Trade Private Limited and/or their nominees in terms of the said Memorandum of Agreement for sale dated 2nd February, 2012.

M. By a Deed of Conveyance dated 8th April, 2014 made between the said Chhikara Brothers, therein collectively referred to as the Vendor of the One Part and Ananta Dealtrade Private Limited, therein referred to as the Purchaser of the Other Part and registered in the office of Registrar of Assurances, Kolkata in Book No. 1, C.D Volume No. 7, at Pages from 2567 to 2576, Being No. 03212, for the year 2014 and the Vendor therein for the consideration therein mentioned sold, transferred and conveyed the said land in R.S. Dag No. 202 in favour of the Purchaser therein.

N. After such purchase the said Ananta Dealtrade Private Limited got its name mutated in the L.R Record of Rights in L.R. Dag No. 218, L.R. Khatian No. 515.

Opinion :

The said land in R.S. Dag No. 202 corresponding to L.R. Dag No. 218 is certified to be clear and marketable.



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14th November, 2018

To
Raghabpur Projects LLP
Kolkata

Dear Sir,

Re.: NIRVANA

Enclosed please find complete report on title of Mouza- Raghabpur, R.S Dag Number 197 corresponding to L.R Dag No 282 comprised in the project. The Report has been prepared by me on the basis of the documents supplied

Kindly acknowledge the same.

Yours faithfully



R.N. Ghose
Advocate



REPORT ON TITLE

MOUZA- RAGHABPUR, POLICE STATION- SONARPUR

R.S. Dag No. 197 (L. R. Dag No. 282)

- A. One Abdul Malik Sekh was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of land measuring 0.57 acres, more or less in Pargana Magura, in J.L. No. 74, Touzi No. 119, R.S. Dag No. 197, R.S. Khatian No.46, Mouza-Raghavpur, Police Station-Sonarpur, District: 24 Parganas (South).
- B. By a Bengali Kobala dated 29th September, 1962 made between the said Abdul Malik Sekh, therein referred to as the Vendor of the One Part and Smt Chota Devi Choudhurani, therein referred to as the Purchaser of the Other Part and registered in the office of the District Sub-Registrar at Baruipur, in Book No. I, Volume No.3, at Pages from 7 to 11, Being No. 8880, for the year 1962, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed of the said land in R.S Dag No. 197 in favour of the Purchaser therein.
- C. Sometime thereafter the said (Smt.) Chota Devi Choudhurani, who was a Hindu governed by the Mitakshara School of Hindu Law died intestate leaving behind her surviving her husband, Lakhi Ram, her two sons, Pratap Singh and Priya Vart and two grandsons, Surinder Singh and Rajinder Singh, hereinafter collectively referred to as "the SAID HEIRS OF CHOTA DEVI" who jointly inherited the said land in R.S. Dag No. 197.
- D. The Said Heirs Of Late Chota Devi Chaudhurani brought the said land in R.S. Dag No. 197 in the family partnership business under the name and style of Chhikara Brothers.
- E. Sometime in the month of December, 1978 the said Pratap Singh retired from the partnership business.
- F. The said Pratap Singh filed a suit for declaration and injunction in the Court of the Learned Civil Judge (Junior Division) at Faridabad being Case No. 710 of 1996 against the said partnership firm under the name and style of Chhikara Brothers represented through their said partners, Priya Vart, Surinder Singh and Rajinder Singh.
- G. Pursuant to a settlement between the parties in the said suit by a virtue of a judgement and decree dated 7th August, 1998 passed in the said Civil Suit No. 710 of 1996 by the Learned Court of Civil Judge (Junior Division) at Faridabad, Chhikara Brothers were declared to be the owner of inter alia the said land in R.S. Dag No. 197.
- H. By an Agreement for Lease dated 6th January, 2005 made between the said Chhikara Brothers and Others, therein referred to as the Lessor of the One Part and one Lokpriya Bricks Limited, represented by its Directors (Smt.) Meena Chhikara and Nagesh Mehata, therein referred to as the Lessee of the Other Part the Lessor therein for the rent thereunder reserved and for the terms and conditions mentioned therein granted a Lease of the said land in R.S. Dag No. 197 in favour of the Lessee therein for a term of 13 years with effect from 1st August, 2004.
- I. By a Deed of Surrender of Lease dated 18th march, 2013 made between the said Lokpriya Bricks Private Limited, therein referred to as the Lessee of the One Part and the said Chhikara Brothers and Others, therein referred to as the Lessors of the Other Part the said Lokpriya Bricks Private Limited surrendered their leasehold right title and interest of any nature whatsoever in favour of the said Chhikara Brother & Others.
- J. On or about 3rd December, 2006, the said Priya Vart, who was a Hindu governed by the Mitakshara School of Hindu Law died intestate leaving behind him surviving his said two sons, Surinder Singh and Rajinder Singh, who jointly inherited the share of Late Priya Vart in the said land in R.S. Dag No. 197.
- K. By a Memorandum of Agreement for sale dated 2nd February, 2019 made between the said

Part and one Ananta Deal Trade Private Limited, therein referred to as the Purchaser of the Other Part the said Chhikara Brothers and the said Surinder Singh and Rajinder Singh, therein agreed to sell transfer and convey the said land in R.S. Dag No. 197 in favour of the Purchaser therein and/or its nominees.

L. Inasmuch as the disputes and differences arose between the parties in respect of the said Memorandum of Agreement for sale dated 2nd February, 2012 the said Ananta Deal Trade Private Limited filed and application under section 9 of the Arbitration & Conciliation Act, 1996 in the Court of the Learned District Judge at Alipore being Title Suit No. 93 of 2012 [which was renumbered as Title Suit No. 2 of 2013] against the said Chhikara Brothers and others.

M. The said disputes between the parties to the said application was amicably settled and pursuant thereto by an order dated 10th May, 2013 passed by the Learned District Judge at Alipore it was directed that the said Chhiraka Brothers, Surinder Singh and Rajinder Singh inter alia would transfer the said land in R.S. Dag No. 197 in favour of the said Ananta Deal Trade Private Limited and/or their nominees in terms of the said Memorandum of Agreement for sale dated 2nd February, 2012.

N. By a Deed of Conveyance dated 8th April, 2014 made between the said Chhikara Brothers, Rajendra Singh and Surinder Singh, therein collectively referred to as the Vendors of the First Part and one Aarokya Infrastructure Private. Limited, Shivika City Homes Private Limited, Shivika Builders Private Limited, Shivika Realtors Private Limited, Janambhumi Awas Private Limited, Janambhumi Buildcon Private Limited, therein collectively referred to as the Purchasers of the Second Part and Ananta Dealtrade Private Limited, therein referred to as the Confirming Party of the Third Part, the Vendors therein for the consideration therein mentioned sold, transferred and conveyed the said land measuring 0.57 acres (out of 0.65 acres) in favour of the Purchasers therein.

O. After such purchase the said Aarokya Infrastructure Private. Limited, Shivika City Homes Private Limited, Shivika Builders Private Limited, Shivika Realtors Private Limited, Janambhumi Awas Private Limited, Janambhumi Buildcon Private Limited got their names mutated in the L.R Record of Rights in L.R. Dag No. 282, L.R. Khatian Nos. 489 to 494 in respect of land measuring 0.57 acres (out of 0.65 acres) in R.S Dag No. 197.

Opinion :

The said land measuring 0.57 acres in R.S. Dag No. 197 corresponding to L.R. Dag No. 282 recorded in the names of Aarokya Infrastructure Private. Limited, Shivika City Homes Private Limited, Shivika Builders Private Limited, Shivika Realtors Private Limited, Janambhumi Awas Private Limited, Janambhumi Buildcon Private Limited is certified to be clear and marketable.



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14th November, 2018

To
Raghbapur Projects LLP
Kolkata

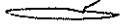
Dear Sir,

Re.: NIRVANA

Enclosed please find complete report on title of Mouza- Raghbapur, R.S Dag Number 233 corresponding to L.R Dag No 245 comprised in the project. The Report has been prepared by me on the basis of the documents supplied

Kindly acknowledge the same.

Yours faithfully



R.N. Ghose
Advocate



REPORT ON TITLE

MOUZA- RAGHABPUR, POLICE STATION- SONARPUR

R.S. Dag No. 233 (L. R. Dag No. 245):

- A. By virtue of inheritance one Abdul Gafur, son of Mir Kader Ali became absolutely sized and possessed of and/or otherwise well and sufficiently entitled to interalia all that the piece and parcel of Danga Land measuring 0.03 acres in Pargana Magura, J.L. No. 74, Touzi No. 119, R.S. Dag No. 233, R.S. Khatian No. 5, Mouza-Raghavpur, Police Station- Sonarpur, District: 24 Parganas (South).
- B. By a Bengali Kobala dated 7th November, 1962 made between the said Abdul Gafur, therein referred to Vendor of the One Part and Pratap Singh Chowdhury, therein referred to as the Purchaser of the Other Part and registered in the office of the District Sub-Registrar at Baruipur in Book No. 1, Volume No. 108, at Pages from 220 to 223, Being No. 9619, for the year 1962, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed interalia the said land in R.S. Dag No. 233 in favour of the Purchaser therein.
- C. After such purchaser the said Pratap Singh Chowdhury brought to the said land in R.S. Dag No. 233 in the family partnership business under the name and style of Chhikara Brothers.
- D. Sometime in the month of December, 1978 the said Pratap Singh retired from the partnership business.
- E. The said Pratap Singh filed a suit for declaration and injunction in the Court of the Learned Civil Judge (Junior Division) at Faridabad being Case No. 710 of 1996 against the said partnership firm under the name and style of Chhikara Brothers represented through their said partners, Priya Vart, Surinder Singh and Rajinder Singh.
- F. Pursuant to a settlement between the parties in the said suit by a virtue of a judgement and decree dated 7th August, 1998 passed in the said Civil Suit No. 710 of 1996 by the Learned Court of Civil Judge (Junior Division) at Faridabad, Chhikara Brothers were declared to be the owner of inter alia the said land in R.S. Dag No. 233.
- G. By an Agreement for Lease dated 6th January, 2005 made between the said Chhikara Brothers and Others, therein referred to as the Lessor of the One Part and one Lokpriya Bricks Limited, represented by its Directors (Sml.) Meena Chhikara and Nagesh Mehata, therein referred to as the Lessee of the Other Part the Lessor therein for the rent thereunder reserved and for the terms and conditions mentioned therein granted a Lease of the said land in R.S. Dag No. 233 in favour of the Lessee therein for a term of 13 years with effect from 1st August, 2004.
- H. By a Deed of Surrender of Lease dated 18th March, 2013 made between the said Lokpriya Bricks Private Limited, therein referred to as the Lessee of the One Part and the said Chhikara Brothers and Others, therein referred to as the Lessors of the Other Part the said Lokpriya Bricks Private Limited surrendered their leasehold right title and interest of any nature whatsoever in favour of the said Chhikara Brother & Others.
- I. On or about 3rd December, 2006, the said Priya Vart, who was a Hindu governed by the Mitakshara School of Hindu Law died intestate leaving behind him surviving his said two sons, Surinder Singh and Rajinder Singh, who jointly inherited the share of Late

Dewan Singh, Surinder Singh and Rajinder Singh, therein collectively referred to as the Vendors of the One Part and one Ananta Deal Trade Private Limited, therein referred to as the Purchaser of the Other Part the said Chhikara Brothers and the said Surinder Singh and Rajinder Singh, therein agreed to sell transfer and convey the said land in R.S. Dag No. 233 in favour of the Purchaser therein and/or its nominees.

K. Inasmuch as disputes and difference arose between the parties in respect of the said Memorandum of Agreement for sale dated 2nd February, 2012 the said Ananta Deal Trade Private Limited filed and application under section 9 of the Arbitration & Conciliation Act, 1996 in the Court of the Learned District Judge at Alipore being Title Suit No. 93 of 2012 (which was renumbered as Title Suit No. 2 of 2013) against the said Chhikara Brothers and others.

L. The said disputes between the parties to the said application was amicably settled and pursuant thereto by an order dated 10th May, 2013 passed by the Learned District Judge at Alipore it was directed that the said Chhikara Brothers, Surinder Singh and Rajinder Singh inter alia would transfer the said land in R.S. Dag No. 233 in favour of the said Ananta Deal Trade Private Limited and/or their nominees in terms of the said Memorandum of Agreement for sale dated 2nd February, 2012.

M. By a Deed of Conveyance dated 13th May, 2013 made between the said Chhikara Brothers, therein referred to as the Vendor of the One Part and one Arrowleaf Enclave Private. Limited, therein referred to as the Purchaser of the Second Part and Ananta Dealtrade Private Limited, therein referred to as the Confirming Party of the third Part and registered in the office of the District of Sub-Registrar at Alipore, in Book No. I, C.D. Volume No. 33, at Pages, 74 to 97, Being No. 06288, for the year 2013 the Vendor therein with the consent and concurrence of the Confirming Party therein sold and transferred and conveyed in favour the Purchaser therein as the nominee of the said Confirming Party therein the said land in R.S. Dag No. 233.

N. After such purchase the said Arrowleaf Enclave Private Limited got their names mutated in the L.R Record of Rights in L.R Dag No. 245, L.R Khatian No. 551

Opinion:

The said land measuring 0.03 acres in R.S Dag No. 233 corresponding to L.R. Dag No. 245 recorded in the name of Arrowleaf Enclave Private Limited is certified to be clear and marketable.



R. N. GHOSE & ASSOCIATES

Advocates & Legal Consultants

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14th November, 2018

To
Raghabpur Projects LLP
Kolkata


Dear Sir,

Re.: NIRVANA

Enclosed please find complete report on title of Mouza- Raghabpur, R.S Dag Number 244 corresponding to L.R Dag No 253 comprised in the project. The Report has been prepared by me on the basis of the documents supplied

Kindly acknowledge the same.

Yours faithfully


R.N. Ghose
Advocate



REPORT ON TITLE

MOUZA- RAGHABPUR, POLICE STATION- SONARPUR

R.S.Dag No. 244 (L.R. Dag No. 253)

- A. One Chadekh Sekh was absolute seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of Danga Land measuring 0.15 acres, more or less in Pargana-Magura, J.L No. 74, R.S No. 235, Touzi No. 119, R.S Khatian No. 86, Mouza-Rahavpur, R.S Dag No. 244, L.R Dag No. 253, Police Station- Sonarpur, District-24 Parganas (South).
- B. By a Bengali Kobala (Deed of Sale) dated 4th October, 1962 made between the said Chadekh Sekh, therein referred to as the Vendors of the One Part and one Smt. Chota Devi Chowdhurani, therein referred to as the Purchaser of the Other Part and registered in the office of the District Sub-Registrar at Barupur, in Book No. I, Volume No. 93, at Pages from 293 to 297, Being No. 9081, for the year 1962, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed of the said land in R.S Dag No. 244;
- C. Sometime thereafter the said (Smt.) Chota Devi Choudhurani, who was a Hindu governed by the Mitakshara School of Hindu Law died intestate leaving behind her surviving her husband, Lakhi Ram, her two sons, Pratap Singh and Priya Vart and two grandsons, Surinder Singh and Rajinder Singh, hereinafter collectively referred to as "the SAID HEIRS OF CHOTA DEVI" who jointly inherited the said land in R.S. Dag No. 244.
- D. The Said Heirs Of Late Chota Devi Chaudhurani brought the said land in Dag No. 252 in the family partnership business under the name and style of Chhikara Brothers.
- E. Sometime in the month of December, 1978 the said Pratap Singh retired from the partnership business.
- F. The said Pratap Singh filed a suit for declaration and injunction in the Court of the Learned Civil Judge (Junior Division) at Faridabad being Case No. 710 of 1996 against the said partnership firm under the name and style of Chhikara Brothers represented through their said partners Priya Vart, Surinder Singh and Rajinder Singh.
- G. Pursuant to a settlement between the parties in the said suit by a virtue of a judgement and decree dated 7th August, 1998 passed in the said Civil Suit No. 710 of 1996 by the Learned Court of Civil Judge (Junior Division) at Faridabad, Chhikara Brothers were declared to be the owner of inter alia the said land in R.S. Dag No. 244.
- H. By an Agreement for Lease dated 6th January, 2005 made between the said Chhikara Brothers and Others, therein referred to as the Lessor of the One Part and one Lokpriya Bricks Limited, represented by its Directors (Smt.) Meena Chhikara and Nagesh Mehata, therein referred to as the Lessee of the Other Part the Lessor therein for the rent thereunder reserved and for the terms and conditions mentioned therein granted a Lease of the Said land in R.S. dag No. 244 in favour of the Lessee therein for a term of 13 years with effect from 1st August, 2004.
- I. By a Deed of Surrender of Lease dated 18th march, 2013 made between the said Lokpriya Bricks Private Limited, therein referred to as the Lessee of the One Part and the said Chhikara Brothers and Others, therein referred to as the Purchaser of the Other Part the said Lokpriya Bricks Private Limited surrendered their leasehold right title and interest of any nature whatsoever in favour of the said Chhikara Brother & Others.

- two sons, Surinder Singh and Rajinder Singh, who jointly inherited the share of Late Priya Vart in the said land in R.S. Dag No. 244.
- K. By a Memorandum of Agreement for sale dated 2nd February, 2012 made between the said Chhikara Brothers, one Misar Bricks Company, Lakhiram Priya Vart, Priya Vart Dewan Singh, Surinder Singh and Rajinder Singh, therein collectively referred to as the Vendors of the One Part and one Ananta Deal Trade Private Limited, therein referred to as the Purchaser of the Other Part the said Chhikara Brothers and the said Surinder Singh and Rajinder Singh, therein agreed to sell transfer and convey the said land in R.S. Dag No. 244 in favour of the Purchaser therein and/or its nominees.
- L. Inasmuch as disputes and difference arose between the parties in respect of the said Memorandum of Agreement for sale dated 2nd February, 2012 the said Ananta Deal Trade Private Limited filed an application under Section 9 of the Arbitration & Conciliation Act, 1996 in the Court of the Learned District Judge at Alipore being Title Suit No. 93 of 2012 (which was renumbered as Title Suit No. 2 of 2013) against the said Chhikara Brothers and others.
- M. The said disputes between the parties to the said application was amicably settled and pursuant thereto by an order dated 10th May, 2013 passed by the Learned District Judge at Alipore it was directed that the said Chhirkara Brothers, Surinder Singh and Rajinder Singh inter alia would transfer the said land in R.S. Dag No. 244 in favour of the said Ananta Deal Trade Private Limited and/or its nominees in terms of the said Memorandum of Agreement for sale dated 2nd February, 2012.
- N. By a Deed of Conveyance dated 8th April, 2014 made between the said Chhikara Brothers, Rajendra Singh and Surinder Singh, therein collectively referred to as the Vendors of the One Part and one Arokya Builders Private. Limited and Arokya Realtors Private Limited, therein collectively referred to as the Purchasers of the Other Part and registered in the office of the Registrar of Assurances, Kolkata, in Book No. I, C.D. Volume No. 7, at Pages, 2048 to 2076, Being No. 03196, for the year 2014 the Vendors therein for the consideration mentioned sold transferred and conveyed in favour of the Purchasers therein as the nominee of the said Ananta Deal trade Private Limited the said land in R.S. Dag No. 244.
- O. After such purchase the Purchasers got their names mutated in the L.R. Record of Right as L.R. Dag No. 256, Khatian Nos. 498 and 500 in respect of the said land in R.S. Dag No. 244.

OPINION

The said land in R.S. Dag No. 244 corresponding to L.R. Dag No.253 is certified to be clear and marketable.



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14th November, 2018

To

Raghobpur Projects LLP
Kolkata


Dear Sir,

Re.: NIRVANA

Enclosed please find complete report on title of Mouza- Raghobpur, R.S Dag Number 243 corresponding to L.R Dag No 252 comprised in the project. The Report has been prepared by me on the basis of the documents supplied

Kindly acknowledge the same.

Yours faithfully


R.N. Ghose
Advocate



REPORT ON TITLE

MOUZA- RAGHABPUR, POLICE STATION- SONARPUR

R.S Dag No. 243 [L.R. Dag No. 252]

- A. One Basuruddin Saikh, Abdul Malik Saikh, sons of Late Babbar Ali Saikh, Abdul Sovan Saikh, Abdul Mannan Saikh both sons of Late Dabiruddin Saikh were absolute seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of Danga Land measuring 0.15 acres, more or less in Pargana-Magura, J.L No. 74, R.S No. 235, Touzi No. 119, R.S Khatian No. 107, Mouza-Rahavpur, R.S Dag No. 243, L.R Dag No. 252, Police Station-Sonarpur, District-24 Parganas (South).
- B. By a Bengali Kobala (Deed of Sale) dated 27th September, 1962 made between the said Basuruddin Saikh, Abdul Malik Saikh, Abdul Sovan Saikh, Abdul Mannan Saikh, therein collectively referred to as the Vendors of the One Part and one Dewan Singh Chowdhry, therein referred to as the Purchaser of the Other Part and registered in the office of the District Sub-Registrar at Baruiপুর, in Book No. I, Volume No. 11, at Pages from 4 to 7, Being No. 8882, for the year 1962, the Vendors therein for the consideration therein mentioned sold, transferred and conveyed of the said land in R.S Dag No. 243;
- C. The said Heirs.Of Late Chota Devi Chaudhurani brought the said land in Dag No. 243 in the family partnership business under the name and style of Lakhiram Priyavart.
- D. The said Dewan Singh filed a suit for declaration and injunction in the Court of the Learned Senior Sub Judge at Rohtak being Case No.205 of 1983 against the said partnership firm under the name and style of Lakhiram Priyavart represented through their said partners, Surinder Singh and Rajinder Singh.
- E. Pursuant to a settlement between the parties in the said suit by a virtue of a judgement and decree dated 7th August, 1998 passed in the said Civil Suit No.205 of 1983 by the Learned Senior Sub Judge at Rohtak, Lakhiram Priyavart was declared to be the owner of inter alia the said land in R.S. Dag No. 243.
- F. By an Agreement for Lease dated 6th January, 2005 made between the said Lakhiram Priyavart, therein referred to as the Lessor of the One Part and one Lokpriya Bricks Limited, represented by its Directors (Smt.) Meena Chhikara and Nagesh Mehata, therein referred to as the Lessee of the Other Part the Lessor therein for the rent thereunder reserved and for the terms and conditions mentioned therein granted a Lease of the Said land in R.S. dag No. 243 in favour of the Lessee therein for a term of 13 years with effect from 1st August, 2004.
- G. By a Deed of Surrender of Lease dated 18th March, 2013 made between the said Lokpriya Bricks Private Limited, therein referred to as the Lessee of the One Part and the said Lakhiram Priyavart, therein referred to as the Purchaser of the Other Part the said Lokpriya Bricks Private Limited surrendered their leasehold right title and interest of any nature whatsoever in favour of the said Lakhiram Priyavart.
- H. By a Memorandum of Agreement for sale dated 2nd February, 2012 made between the said Chhikara Brothers, one Hisar Bricks Company, Lakhiram Priya Vart, Priya Vart Dewan Singh, Surinder Singh and Rajinder Singh, therein collectively referred to as the Vendors of the One Part and one Ananta Deal Trade Private Limited, therein referred to as the Purchaser of the Other Part the said Lakhiram Priyavart and the said Surinder Singh

- I. Inasmuch as disputes and difference arose between the parties in respect of the said Memorandum of Agreement for sale dated 2nd February, 2012 the said Ananta Deal Trade Private Limited filed and application under section 9 of the Arbitration & Conciliation Act, 1996 in the Court of the Learned District Judge at Alipore being Title Suit No. 93 of 2012 (which was renumbered as Title Suit No. 2 of 2013) against the said Lakhiram Priyavart and others.
- J. The said disputes between the parties to the said application was amicably settled and pursuant thereto by and order dated 10th May, 2013 passed by the Learned District Judge at Alipore it was directed that the said Lakhiram Priyavart, Surinder Singh and Rajinder Singh inter alia would transfer the said land in R.S. Dag No. 243 in favour of the said Ananta Deal Trade Private Limited and/or its nominees in terms of the said Memorandum of Agreement for sale dated 2nd February, 2012.
- K. By a Deed of Conveyance dated 8th April, 2014 made between the said Lakhiram Priyavart, Rajendra Singh and Surinder Singh, therein collectively referred to as the Vendors of the One Part and one Shivika Buildcon Private. Limited and Baldeva Towers Private Limited, therein collectively referred to as the Purchasers of the Other Part and registered in the office of the Registrar of Assurances, Kolkata, in Book No. I, C.D. Volume No. 7, at Pages from 2309 to 2334, Being No. 03205, for the year 2014 the Vendors therein for the consideration mentioned sold transferred and conveyed in favour of the Purchasers therein as the nominee of the said Ananta Deal trade Private Limited the said land in R.S. dag No. 243
- L. After such purchase the Purchasers got their names mutated in the L.R. Record of Right as L.R. Dag No. 252, L.R. Khatian Nos. 497 and 498 in respect of the said land in R.S. Dag No. 243

OPINION

The said land in R.S. Dag No. 243 corresponding to L.R. Dag No.252 is certified to be clear and marketable.



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14th November, 2018

To
Raghabpur Projects LLP
Kolkata


Dear Sir,

Re.: NIRVANA

Enclosed please find complete report on title of Mouza- Raghabpur, R.S Dag Number 246 corresponding to L.R Dag No 260 comprised in the project. The Report has been prepared by me on the basis of the documents supplied

Kindly acknowledge the same.

Yours faithfully


R.N. Ghose
Advocate



REPORT ON TITLE

MOUZA- RAGHABPUR, POLICE STATION- SONARPUR

R.S. Dag No. 246 (L.R. Dag No. 260)

- A. By virtue of inheritance one Moslem Mandal, Islam Mandal (minor), Ismail Mandal (minor), Ibrahim Mandal (minor), Abdul Mandal (minor), all sons of Mokshed Mandal and Amina Bibi, wife of Mokshed Mandal (minor), were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of Danga Land measuring 0.14 acres, more or less in Pargana-Magura, J.L No. 74, R.S No. 235, Touzi No. 119, R.S Khatian No. 28, Mouza-Rahavpur, R.S Dag No. 246, L.R Dag No. 260, Police Station-Sonarpur, District-24 Parganas (South).
- B. The said Mst Amina Bibi applied for permission for sale of the minors' share in the said land in R.S. Dag No. 246 before the Learned District Judge at Alipore and by an order dated 3rd September, 1965 passed by the Learned District Judge at Alipore in Case No. 3 of 1965 permission for sale of the minors' share was granted to the Mst Amina Bibi as mother and natural guardian of the said minors' sons subject to condition .
- C. By a Bengali Kobala (Deed of Sale) dated 3rd July, 1967 made between the said heirs of Moslem Mandal, therein collectively referred to as the Vendors of the One Part and one Diwan Singh, Pratap Singh and registered in the office of the District Sub-Registrar at Sonarpur, in Book No.I, Volume No. 18, at Pages from 78 to 82, Being No. 1106, for the year 1967, the Vendors therein for the consideration therein mentioned sold, transferred and conveyed the said land in Rs. Dag No. 246 in favour of the Purchaser therein;
- D. The said Dewan Singh brought the said land in R.S. Dag No. 246 in the family business under the name and style of Priyavart Dewan Singh.
- E. The said Dewan Singh filed a suit for declaration and injunction in the Court of the Learned Senior Sub Judge at Rohtak being Case No.481 of 1983 against the said partnership firm under the name and style of Priyavart Dewan Singh.
- F. Pursuant to a settlement between the parties in the said suit by a virtue of a judgement and decree dated 25th November, 1983 passed in the said Senior Subjudge at Roktak Suit No. 481 of 1983 the said Priyavart Dewan Singh was declared to be the owner of inter alia the said land in R.S. Dag No. 246.
- G. By an Agreement for Lease dated 6th January, 2005 made between the said Priyavart Dewan Singh and Others, therein referred to as the Lessor of the One Part and one Lokpriya Bricks Limited, represented by its Directors (Smt.) Meena Chhikara and Nagesh Mehata, therein referred to as the Lessee of the Other Part the Lessor therein for the rent thereunder reserved and for the terms and conditions mentioned therein granted a Lease of the Said land in R.S. dag No. 239 in favour of the Lessee therein for a term of 13 years with effect from 1st August, 2004.
- H. By a Deed of Surrender of Lease dated 18th march, 2013 made between the said Lokpriya Bricks Private Limited, therein referred to as the Lessee of the One Part and the said Priyavart Dewan Singh and Others, therein referred to as the Purchaser of the Other Part the said Lokpriya Bricks Private Limited surrendered their leasehold right title and interest of any nature whatsoever in favour of the said Privavart Dewan Singh

- A-
- I. By a Memorandum of Agreement for sale dated 2nd February, 2012 made between the said Chhikara Brothers, one Hisar Bricks Company, Lakhiram Priya Vart, Priya Vart Dewan Singh, Surinder Singh and Rajinder Singh, therein collectively referred to as the Vendors of the One Part and one Ananta Deal Trade Private Limited, therein referred to as the Purchaser of the Other Part the said Chhikara Brothers and the said Surinder Singh and Rajinder Singh, therein agreed to sell transfer and convey the said land in R.S. Dag No. 239 in favour of the Purchaser therein and/or its nominees.
- J. Inasmuch as disputes and difference arose between the parties in respect of the said Memorandum of Agreement for sale dated 2nd February, 2012 the said Ananta Deal Trade Private Limited filed an application under section 9 of the Arbitration & Conciliation Act, 1996 in the Court of the Learned District Judge at Alipore being Title Suit No. 93 of 2012 (which was renumbered as Title Suit No. 2 of 2013) against the said Chhikara Brothers and others.
- K. The said disputes between the parties to the said application was amicably settled and pursuant thereto by an order dated 10th May, 2013 passed by the Learned District Judge at Alipore it was directed that the said Priyavart Dewan Singh, Surinder Singh and Rajinder Singh inter alia would transfer the said land in R.S. Dag No. 239 in favour of the said Ananta Deal Trade Private Limited and/or its nominees in terms of the said Memorandum of Agreement for sale dated 2nd February, 2012.
- L. By a Deed of Conveyance dated 13th May, 2013 made between the said Priyavart Dewan Singh, Rajendra Singh and Surinder Singh, therein collectively referred to as the Vendors of the First Part and one Baladeva Infratech Private Limited and Baladeva Infradev Private Limited, therein collectively referred to as the Purchasers of the Second Part and the said Ananta Dealtrade Private Limited, therein referred to as the Confirming Party of the Third Part and registered in the office of the District of Sub-Registrar at Baruipur in, Book No. I, CD Volume No. 32, at Pages from 3669 to 3693, Being No. 06294, for the year 2013 the Vendors therein with the consent and concurrence of the Confirming Party and for the consideration therein mentioned sold transferred and conveyed in favour of the Purchasers therein as the nominee of the said Ananta Deal trade Private Limited the said land in R.S. Dag No. 246.
- M. After such purchase the Purchasers got their names mutated in the L.R. Record of Right as L.R. Dag No. 260, Khatian Nos. 555 & 556 in respect of the said land in R.S. Dag No. 246.

OPINION

The said land in R.S. Dag No. 246 corresponding to L.R. Dag No. 260 is certified to be clear and marketable.



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14th November, 2018

To
Raghabpur Projects LLP
Kolkata

Dear Sir,

Re.: NIRVANA

Enclosed please find complete report on title of Mouza- Raghabpur, R.S Dag Number 259 corresponding to L.R Dag No 279 comprised in the project. The Report has been prepared by me on the basis of the documents supplied

Kindly acknowledge the same.

Yours faithfully



R.N. Ghose
Advocate



REPORT ON TITLE

MOUZA- RAGHABPUR, POLICE STATION- SONARPUR

R.S Dag No. 259 (L.R. Dag No. 279)

- A. One Bhim Bachar was absolute seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of Sali Land, measuring 0.02 acres (out of 0.07 acres), more or less in Pargana-Magura, J.L No. 74, R.S No. 235, Touzi No. 119, Mouza-Rahavpur, R.S Dag No. 259, Police Station-Sonarpur, District- 24 Parganas (South).
- B. On or about 10th July, 1983, the said Bhim Bachar died intestate leaving behind him surviving his three sons namely, Badal Chandra Bachar, Ramesh Chandra Bachar and Manik Chandra Bachar as his legal heirs who inherited the said land in R.S Dag No. 259;
- C. The said Badal Chandra Bachar, Ramesh Chandra Bachar and Manik Chandra Bachar duly recorded their names in respect of the said land in R.S Dag No. 259 in the corresponding L.R Record of Right in L.R Khatian Nos. 183, 216 and 265, L.R Dag No. 279, Mouza-Raghavpur;
- D. By a Deed of Conveyance dated 7th April, 2016 made between the Sri Badal Chandra Bachar, Sri Ramesh Chandra Bachar & Sri Manik Chandra Bachar, therein collectively referred to as the Vendors of the One Part and one Ananta Dealtrade Private Limited, therein referred to as the Purchaser of the Other Part and registered in the office of the District Sub-Registrar at Alipore, in Book No. I, Volume No. 1901-2016, at Pages from 101092 to 101127, Being No. 190102899, for the year 2016, the Vendors therein for the consideration therein mentioned sold, transferred and conveyed the said 0.02 acres of land in favour of the Purchaser therein.
- E. After such purchase the Purchasers got their names mutated in the L.R. Record of Right as L.R. Dag No. 279, Khatian No. 664 in respect of the said land in R.S Dag No. 259.

OPINION:

The said 0.02 acres of land in R.S Dag No. 259 corresponding to L.R. Dag No. 279 is affected by Section 14U of the West Bengal Land Reforms Act, 1955 and hence the same is not transferable without the permission of the Statement Government. Thus in view of the same the title of land in R.S Dag No. 259 corresponding to L.R. Dag No. 279 is certified to be clear and marketable subject to permission for transfer granted by the State Government.



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14th November, 2018

To
Raghobpur Projects LLP
Kolkata

Dear Sir,

Re.: NIRVANA

Enclosed please find complete report on title of Mouza- Raghobpur, R.S Dag Number 228 corresponding to L.R Dag No 241 comprised in the project. The Report has been prepared by me on the basis of the documents supplied

Kindly acknowledge the same.

Yours faithfully



R.N. Ghose
Advocate

REPORT ON TITLE

MOUZA- RAGHABPUR, POLICE STATION- SONARPUR

R.S. Dag No. 228 [L. R. Dag No. 241]:

- A. By virtue of a Bengali Kobala dated 7th July, 1952 made between one Phanindra Mohan Nath, Gopal Mohan Nath, therein collectively referred to as the Vendors of the One Part and one Phanindra Mohan Dutta and Ram Dulal Dutta, therein collectively referred to as the Purchasers of the Other Part and registered in the office of the District Sub-Registrar at Alipore in Book No. I, Volume No. 57, at Pages from 103 to 105, Being No. 2885, for the year 1952 the Vendors therein for the consideration therein mentioned sold, transferred and conveyed all that the piece and parcel of Danga Land admeasuring 0.13 acres, more or less in Pargana -Magura, J.L. No. 74, Touzi No. 119, R.S. Dag No. 228, R.S. Khatian No. 117, Mouza-Raghavpur, Police Station-Sonarpur, District: 24 Parganas (South);
- B. The said Phanindra Mohan Dutta died intestate leaving behind him surviving his two sons, Haran Chandra Dutta and Gopal Chandra Dutta as his legal heirs.
- C. The said Gopal Chandra Dutta also died intestate leaving behind him surviving his wife Smt. Gita Rani Dutta and his three sons namely, Khagendra Kumar Dutta, Ajit Kumar Dutta and Sujit Kumar Dutta as his legal heirs;
- D. By a Deed of Conveyance dated 30th July, 1999 made between the said Haran Chandra Dutta, the heirs of Late Gopal Chandra Dutta and Ram Dulal Dutta, therein collectively referred to as the Vendors of the One Part and Rajender Singh, therein referred to as the Purchaser of the Other Part and the registered in the office of the District Sub-Registrar at Sonarpur in Book No. I, Volume No. 86, at Pages from 110 to 117, Being No. 5254, for the year 1999, the Vendors therein for the consideration therein mentioned sold, transferred and conveyed the said land in R.S. Dag No. 228 in favour of the Purchaser therein.
- E. By a Memorandum of Agreement for sale dated 2nd February, 2012 made between the said Chhikara Brothers, one Hisar Bricks Company, Lakhiram Priya Vart, Priya Vart Dewan Singh, Surinder Singh and Rajinder Singh, therein collectively referred to as the Vendors of the One Part and one Ananta Deal Trade Private Limited, therein referred to as the Purchaser of the Other Part the said Chhikara Brothers and the said Surinder Singh and Rajinder Singh, therein agreed to sell transfer and convey the said land in R.S. Dag No. 228 in favour of the Purchaser therein and/or its nominees.
- F. Inasmuch as disputes and difference arose between the parties in respect of the said Memorandum of Agreement for sale dated 2nd February, 2012 the said Ananta Deal Trade Private Limited filed and application under section 9 of the Arbitration & Conciliation Act, 1996 in the Court of the Learned District Judge at Alipore being Title Suit No. 93 of 2012 (which was renumbered as Title Suit No. 2 of 2013) against the said Chhikara Brothers and others.
- G. The said disputes between the parties to the said application was amicably settled and pursuant thereto by and order dated 10th May, 2013 passed by the Learned District Judge at Alipore it was directed that the said Chhiraka Brothers, Surinder Singh and Rajinder Singh inter alia would transfer the said land in R.S. Dag No. 228 in favour of the said Ananta Deal Trade Private Limited and/or its nominees in terms of the said Memorandum of Agreement for sale dated 2nd February, 2012.
- H. By a Deed of Conveyance dated 13th May 2013 made between the said Rajinder Singh,

Limited, therein referred to as the Confirming Party of the Third Part and registered in the office of the District Sub-Registrar at Alipore in Book No. 1, C.D. Volume No. 33, at Pages from 52 to 73, Being No. 06315, for the year 2013, the Vendor therein with the consent and concurrence of the Confirming Party therein and for the consideration therein mentioned sold, transferred and conveyed in favour of the Purchaser therein, land measuring 0.09 acres (out of 0.13 acres), more or less in R.S. Dag No. 228 in favour of the Vendor therein as the nominee of the Confirming Party;

- I. After such purchaser the said Currant Griho Private Limited got its name mutated in the L.R. Record of Rights in L.R. Dag No. 241, L.R. Khatian No. 532 in respect of the land measuring 0.09 acres;

Opinion:

The said 0.09 acres (out of 0.13 acres) of land in R.S. Dag No. 228 corresponding to L.R. Dag No. 249 is certified to be clear and marketable.



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14th November, 2018

To

Raghobpur Projects LLP
Kolkata

Dear Sir,


Re.: NIRVANA

Enclosed please find complete report on title of Mouza- Raghobpur, R.S Dag Number 240 corresponding to L.R Dag No 263 comprised in the project. The Report has been prepared by me on the basis of the documents supplied

Kindly acknowledge the same.

Yours faithfully




R.N. Ghose
Advocate

REPORT ON TITLE

MOUZA- RAGHABPUR, POLICE STATION- SONARPUR

R.S Dag No. 240 [L.R. Dag No. 263]

A. One Chadekh Sekh, Sahida Bibi and Madiennecha Bewa were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land measuring 0.18 acres, more or less in Pargana-Magura, J.L No. 74, R.S No. 235, Touzi No. 119, Mouza-Rahavpur, R.S Dag No. 240, L.R Dag No. 263, Police Station-Sonarpur, District-24 Parganas (South), hereinafter referred to as the Said Land in R.S Dag No. 240 each having the following shares:

I. Chadekh Sekh	0. 15 acres
II. Sahida Bibi	0.015 acres
III. Madiennecha Bewa	0.015 acres

Total 0.18 acres

- B. Thus the said Chadekh Sekh was absolute seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land measuring 0.15 acres (out of 0.18 acres), more or less in Pargana-Magura, J.L No. 74, R.S No. 235, Touzi No. 119, Mouza-Rahavpur, R.S Dag No. 240, L.R Dag No. 263, Police Station-Sonarpur, District-24 Parganas (South).
- C. The said Chadekh Sekh died intestate leaving behind him surviving his three sons namely, Sekh Sahadad, Sekh Sahidulla, Sekh Siraj and two daughters namely, Mamuda Bibi and Sahida Khatun who jointly inherited, interalia the share of Chadekh Sekh in the said land in R.S Dag No. 240 as the Mohammadan Law of Succession;
- D. By a Bengali Kobala dated 25th October, 1962 made between the said Chadek Shek, therein referred to as the Vendor of the One Part and one Dewan Singh Chowdhury therein referred to as the Purchaser of the Other part and registered in the office of the District Sub-Registrar at Baruipur, in Book No.I, Volume No. 112, at Pages from 40 to 43, Being No. 9078, for the year 1962, Vendor therein for the consideration therein mentioned sold, transferred and conveyed in favour of the Purchaser therein land measuring 0.14 acres (out of 0.18 acres) of land in R.S Dag No. 240, Mouza-Rahavpur;
- E. The said Dewan Singh brought the said land measuring 0.14 acres (out of 0.18 acres) of land in R.S Dag No. 240, in the family partnership business under the name and style of Lakhiram Priyavart.
- F. The said Dewan Singh filed a suit for declaration and injunction in the Court of the Learned Senior Sub Judge at Rohtak being Case No.205 of 1983 against the said partnership firm under the name and style of Lakhiram Priyavart represented through their said partners, Surinder Singh and Rajinder Singh.
- G. Pursuant to a settlement between the parties in the said suit by a virtue of a judgement and decree dated 7th August, 1998 passed in the said Civil Suit No.205 of 1983 by the Learned Senior Sub Judge at Rohtak, Lakhiram Priyavart was declared to be the owner

- H. By an Agreement for Lease dated 6th January, 2005 made between the said Lakhiram Priyavart, therein referred to as the Lessor of the One Part and one Lokpriya Bricks Limited, represented by its Directors (Smt.) Meena Chhikara and Nagesh Mehata, therein referred to as the Lessee of the Other Part the Lessor therein for the rent thereunder reserved and for the terms and conditions mentioned therein granted a Lease of the Said land measuring 0.14 acres (out of 0.18 acres) of land in R.S Dag No. 240, in favour of the Lessee therein for a term of 13 years with effect from 1st August, 2004.
- I. By a Deed of Surrender of Lease dated 18th March, 2013 made between the said Lokpriya Bricks Private Limited, therein referred to as the Lessee of the One Part and the said Lakhiram Priyavart, therein referred to as the Purchaser of the Other Part the said Lokpriya Bricks Private Limited surrendered their leasehold right title and interest of any nature whatsoever in favour of the said Lakhiram Priyavart.
- J. By a Memorandum of Agreement for sale dated 2nd February, 2012 made between the said Chhikara Brothers, one Hisar Bricks Company, Lakhiram Priya Vart, Priya Vart Dewan Singh, Surinder Singh and Rajinder Singh, therein collectively referred to as the Vendors of the One Part and one Ananta Deal Trade Private Limited, therein referred to as the Purchaser of the Other Part the said Lakhiram Priyavart and the said Surinder Singh and Rajinder Singh, therein agreed to sell transfer and convey the said land measuring 0.14 acres (out of 0.18 acres) of land in R.S Dag No. 240, in favour of the Purchaser therein and/or its nominees.
- K. Inasmuch as disputes and difference arose between the parties in respect of the said Memorandum of Agreement for sale dated 2nd February, 2012 the said Ananta Deal Trade Private Limited filed and application under section 9 of the Arbitration & Conciliation Act, 1996 in the Court of the Learned District Judge at Alipore being Title Suit No. 93 of 2012 (which was renumbered as Title Suit No. 2 of 2013) against the said Lakhiram Priyavart and others.
- L. The said disputes between the parties to the said application was amicably settled and pursuant thereto by and order dated 10th May, 2013 passed by the Learned District Judge at Alipore it was directed that the said Lakhiram Priyavart, Surinder Singh and Rajinder Singh inter alia would transfer the said land measuring 0.14 acres (out of 0.18 acres) of land in R.S Dag No. 240, in favour of the said Ananta Deal Trade Private Limited and/or its nominees in terms of the said Memorandum of Agreement for sale dated 2nd February, 2012.
- M. By a Deed of Conveyance dated 13th May, 2013 made between the M/s. Lakhi Ram Priya Vart, therein referred to as the Vendor of the One Part and one Shivika Concrete Structure Private Limited, Baldeva Constructed Private Limited, therein collectively referred to Purchasers of the Other Part and registered in the office of the District Sub-Registrar at Alipore, in Book No. I, C.D Volume No. 33, at Pages from 1 to 27, Being No. 0611, for the year 2013, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed in favour of the Purchasers therein all that the piece and parcel of Danga Land measuring 0.14 acres (out of 0.18 acres) of land in R.S Dag No. 240,, in Pargana-Magura J.L No. 74, R.S No. 235, Touzi No. 119, Mouza-Rahavpur, R.S Dag No. 240, L.R.Dag No. 263, Police Station-Sonarpur, District-24 Parganas (South);
- N. By a Bengali Kobala (Deed of Sale) dated 8th March, 2017 made between the said Mamuda Bibi, therein referred to as the Vendor of the One Part and the Shivika Concrete Structure Private Limited, therein referred to as the Purchaser of the Other

year 2017, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed in favour of the said Purchase, therein all that the piece and parcel of Danga land measuring 0.02 acres (out of 0.18 acres) in R.S Dag No. 240 in Pargana- Magura, J.L No. 74, R.S No. 235, Fouzi No. 119, Mouza- Rajarhat, R.S Dag No. 240, L.R Dag No. 263, Police Station- Sonarpur, District- 24 Parganas (South).

OPINION:

In view of the above the said land measuring 0 measuring 0.15acres (out of 0.18 acres) of land in R.S Dag No. 240 corresponding to L.R. Dag No. 263 is certified to be clear and marketable.



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14th November, 2018

To
Raghabpur Projects LLP
Kolkata

Dear Sir,

Re.: NIRVANA

Enclosed please find complete report on title of Mouza- Raghabpur, R.S Dag Number 241 corresponding to L.R Dag No 262 comprised in the project. The Report has been prepared by me on the basis of the documents supplied

Kindly acknowledge the same.

Yours faithfully,



R.N. Ghose
Advocate

REPORT ON TITLE

MOUZA- RAGHABPUR, POLICE STATION- SONARPUR

R.S. Dag No. 241 (L. R. Dag No. 262):

- A. One Chadekh Sekh was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of Danga Land admeasuring 0.11 acres, more or less in Pargana Magura, J.L. No. 74, Touzi No. 119, R.S. Dag No. 241, R.S. Khatian No. 86, Mouza-Raghavpur, Police Station-Sonarpur, District: 24 Parganas (South);
- B. By a Bengali Kobala dated 4th October, 1962 made between the said Chadekh Sekh, therein referred to as the Vendor of the One Part and one Smt Chota Devi Chowdhurani, therein referred to as the Purchaser of the Other Part and registered in the office of the District Sub-Registrar at Baraipur in Book No. I, Being No. 9079, for the year 1962m the Vendor therein for the consideration therein mentioned sold, transferred and conveyed the said land in R.S. Dag No. 241 in favour of the Purchaser therein;
- C. Sometime thereafter the said (Smt.) Chota Devi Choudhurani, who was a Hindu governed by the Mitakshara School of Hindu Law died intestate leaving behind her surviving her husband, Lalkhi Ram, her two sons, Pratap Singh and Priya Vart and two grandsons, Surinder Singh and Rajinder Singh, hereinafter collectively referred to as "the SAID HEIRS OF CHOJA DEVI" who jointly inherited the said land in R.S. Dag No. 241.
- D. The Said Heirs Of Late Chota Devi Chaudhurani brought the said land in Dag No. 241 in the family partnership business under the name and style of Chhikara Brothers.
- E. Sometime in the month of December, 1978 the said Pratap Singh retired from the partnership business.
- F. The said Pratap Singh filed a suit for declaration and injunction in the Court of the Learned Civil Judge (Junior Division) at Faridabad being Case No. 710 of 1996 against the said partnership firm under the name and style of Chhikara Brothers represented through their said partners, Priya Vart, Surinder Singh and Rajinder Singh.
- G. Pursuant to a settlement between the parties in the said suit by a virtue of a judgement and decree dated 7th August, 1998 passed in the said Civil Suit No. 710 of 1996 by the Learned Court of Civil Judge (Junior Division) at Faridabad, Chhikara Brothers were declared to be the owner of inter alia the said land in R.S. Dag No. 241.
- H. By an Agreement for Lease dated 6th January, 2005 made between the said Chhikara Brothers and Others, therein referred to as the Lessor of the One Part and one Lokpriya Bricks Limited, represented by its Directors (Smt.) Meena Chhikara and Nagesh Mehata, therein referred to as the Lessee of the Other Part the Lessor therein for the rent thereunder reserved and for the terms and conditions mentioned therein granted a Lease of the said land in R.S. Dag No. 241 in favour of the Lessee therein for a term of 13 years with effect from 1st August, 2004.
- I. By a Deed of Surrender of Lease dated 18th march, 2013 made between the said Lokpriya Bricks Private Limited, therein referred to as the Lessee of the One Part and the said Chhikara Brothers and Others, therein referred to as the Lessors of the Other Part the said Lokpriya Bricks Private Limited surrendered their leasehold right title and

- J. On or about 3rd December, 2006, the said Priya Vart, who was a Hindu governed by the Mitakshara School of Hindu Law died intestate leaving behind him surviving his said two sons, Surinder Singh and Rajinder Singh, who jointly inherited the share of Late Priya Vart in the said land in R.S. Dag No. 241.
- K. By a Memorandum of Agreement for sale dated 2nd February, 2012 made between the said Chhikara Brothers, one Hisar Bricks Company. Lalkhiram Priya Vart, Priya Vart Dewan Singh, Surinder Singh and Rajinder Singh, therein collectively referred to as the Vendors of the One Part and one Ananta Deal Trade Private Limited, therein referred to as the Purchaser of the Other Part the said Chhikara Brothers and the said Surinder Singh and Rajinder Singh, therein agreed to sell transfer and convey the said land in R.S. Dag No. 241 in favour of the Purchaser therein and/or its nominees.
- L. Inasmuch as disputes and difference arose between the parties in respect of the said Memorandum of Agreement for sale dated 2nd February, 2012 the said Ananta Deal Trade Private Limited filed and application under section 9 of the Arbitration & Conciliation Act, 1996 in the Court of the Learned District Judge at Alipore being Title Suit No. 93 of 2012 (which was renumbered as Title Suit No. 2 of 2013) against the said Chhikara Brothers and others.
- M. The said disputes between the parties to the said application was amicably settled and pursuant thereto by an order dated 10th May, 2013 passed by the Learned District Judge at Alipore it was directed that the said Chhiraaka Brothers, Surinder Singh and Rajinder Singh inter alia would transfer the said land in R.S. Dag No. 241 in favour of the said Ananta Deal Trade Private Limited and/or their nominees in terms of the said Memorandum of Agreement for sale dated 2nd February, 2012.
- N. By a Deed of Conveyance dated 8th April, 2014 made between the said Chhiraaka Brothers, Rajinder Singh and Surinder Singh, therein collectively referred to as the Vendors of the One Part and Mainak Awas Private Limited, therein referred to as the Purchaser of the Other Part and registered in the office of the Registrar of Assurances, Kolkata in Book No. I, C.D Volume No. 7, at Pages from 2175 to 2202, Being No. 03200, for the year 2014, the Vendors therein for the consideration therein mentioned sold, transferred and conveyed in favour of the Purchaser therein as a nominee of Ananta Dealtrade Private Limited, land measuring 0.06 acres (out of 0.11 acres) in entitled to all that the piece and parcel of Danga Land admeasuring 0.11 acres, more or less in Pargana Magura, J.L. No. 74, Touzi No. 119, R.S. Dag No. 241, R.S. Khatian No. 86, Mouza-Raghavpur, Police Station-Sonarapur, District: 24 Parganas (South) corresponding to L.R. Dag No. 262, L.R. Khatian Nos. 266 and 434;
- O. After such purchase the Purchaser, Mainak Awas Private Limited got their name mutated in respect of the said 0.06 acres of land in L.R. Dag No. 262, L.R. Khatian No. 514 corresponding to R.S. Dag No. 281;

Opinion:

The title of Mainak Awas Private Limited in respect of land measuring 0.06 acres (out of 0.11 acres) in R.S. Dag No. 241 is certified to be clear and marketable.



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14th November, 2018

To
Raghbapur Projects LLP
Kolkata


Dear Sir,

Re : Mouza - Raghavpur

Enclosed please find complete Report on Title of Mouza- Raghavpur R.S Dag No. 251 corresponding to L.R Dag No. 258 comprised in the above referred project. The Report has been prepared by me on the basis of the documents supplied.

Kindly acknowledge the same.

Yours faithfully,


R.N. Ghose
Advocate



1. R.S. Dag No. 251 (L. R. Dag No. 258):

A . One Shyam Molla, Baburali Molla, Abdul Aziz Naskar, Abdul Rahim Naskar and Abdul Bari Naskar were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAI the piece and parcel of Danga Land measuring 0.10 acres, more or less in Pargana - Magura, J.L. No. 74 Touzi No. 119, R.S. Dag No. 251, R.S. Khatian No. 91, R.S. No. 235, Mouza - Raghavpur, Post Office- Dakshin Jagaddal, Police Station - Sonarpur, District: 24 Parganas (South). R.S. Khatian No. 91, R.S Dag No. 251 corresponding to L.R Dag No. 258, District Sub-Registration office at Baruiapur and each having following shares:

A.

Name	Share of land
Shyam Molla	0.04 acres
Baburali Molla	0.04 acres
Abdul Aziz Naskar	0.0066666 acres
Abdul Rahim Naskar	0.0066667 acres
Abdul Bari Naskar	0.0066667 acres

B. By a Bengali Kobala dated 7th November, 1957 made between the said Shyam Molla and Baburali Molla, therein collectively referred to as the Vendors of the One Part and one Manikial Goswami, Monoranjan Goswami, Bhupati Ranjan Goswami and Smt. Pravabati Goswami, therein collectively referred to as the Purchasers of the Other Part and registered in the office of the District Sub-Registrar at Sonarpur in Book No. 1, Volume No. 2, at Pages from ___ to 278, Being No. 88, for the year 1957, the Vendors therein for the consideration therein mentioned sold, transferred and conveyed in favour of the Purchasers therein, interalia the said 0.08 Acres, more of less of land comprised in the said 0.10 acres, more or less of Land in R.S. Dag No. 251 free from all encumbrances of any nature whatsoever.

C. The said Monoranjan Goswami died intestate leaving behind him surviving his wife Smt. Anjana Goswami, his two sons, Debashih Goswami and Subhasish Goswami. and his one daughter, Smt Shukla Chakraborty as his legal heirs and heiresses, hereinafter referred to as the said heirs of Late Monoranjan Goswami who jointly inherited the share of Late Monoranjan Goswami in the

Said Land in R.S. Dag No. 251;



- D. The said Abdul Aziz Naskar died intestate leaving behind him surviving his wife, Rabia Bibi and his two sons, Golam Hossain Naskar (alias Golam Hossain Laskar) and Golam Rasul Naskar (alias Golam Rosul Naskar) as his legal heirs and heirs, hereinafter collectively referred to as the said heirs of Late Abdul Aziz Naskar who jointly inherited the share of Late Abdul Aziz Naskar in the Said Land in R.S. Dag No. 251 as per Mohamadan Law of Succession.
- E. The said Abdul Rahim Naskar died intestate leaving behind him surviving his one son, Md. Samsul Alam Naskar and one daughter as his legal heirs and heirs who jointly inherited the Larger Land as per Mohamadan Law of Succession.
- F. By a Bengali Kobala (Deed of Sale) dated 28th December, 2017 made between the said Md. Samsul Alam Naskar, therein referred to as the Vendor of the One Part and the said Mriturjoy Goswami, therein referred to as the Purchaser of the Other Part and registered in the office of the Additional District Sub-Registrar at Sonarpur in Book No. 1, Volume No. 1608-2017, at Pages from 128893 to 128892, Being No. 160805826, for the year 2017 the Vendor therein for the consideration therein mentioned sold, transferred and conveyed the share of the said Md. Samsul Alam Naskar in the Said Land in R.S. Dag No. 251 i.e. ALL THAI the piece and parcel of Danga Land, admeasuring 0.00444 acres, more or less in Pargana-Magura, J.L. No. 74, R.S. No. 235, Touzi No. 119, R.S. Khatian No. 91, L.R. Khatian No. 254, in Mouza-Raghavpur, Post Office – Dakshin Jagaddal, Police Station- Sonarpur, R.S. Dag No. 251, L.R. Dag No. 258, District-Sub – Registration Office at Baruiipur (Now Sonarpur), presently within Polghat Gram Panchayet.
- G. The said Abdul Bari Naskar died intestate leaving behind him surviving his two sons, Joynal Abedin Naskar (alias Joynal Laskar) and Sahalam Naskar (alias Sahalam Laskar) and his two daughters, Hafiza Sardar and Marufa Sardar, as his legal heirs and heiresses, hereinafter referred to as the said heirs of Late Abdul Bari Naskar who jointly inherited the share of Late Abdul Bari Naskar in the Said Land in R.S. Dag No. 251 as per Mohamadan Law of Succession.
- H. By an indenture dated 23rd March, 2018 made between the said Maniklal Goswami, Bhupati Ranjan Goswami, (Smt.) Pravabati Goswami and the said heirs of Late Monoranjan Goswami, all represented by their constituted attorney, Mriturjoy Goswami pursuant to a Power of Attorney dated 8th August, 2012 and registered in the office of the District Registrar at Sonarpur, South 24 Parganas in Book No. IV, CD Volume No. 4, at Pages from 3743 to 3754, Being No.

one Baladeva Infracon Private Limited, therein referred to as the Purchaser of the Other Part and registered in the office of the Additional District Sub-Registrar at Sonarpur in Book No. 1, Volume No. 1608-2018, at Pages from 37460 to 37491, Being No. 160801652, for the year 2018, the Vendors therein for the consideration therein mentioned sold, transferred and conveyed land measuring 0.0667 acres, more or less in the said land in R.S Dag No. 251 free from all encumbrances of any nature whatsoever.

- L. After such purchase the said Baladeva Infracon Private Limited and the daughter of the said Abdul Rahim Naskar became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the said land in R.S Dag No. 251 corresponding to L.R Dag No. 258.

OPINION :

The said land measuring 0.10 acres, more or less in R.S Dag No. 251 corresponding to L.R. Dag No. 258 recorded in the name of, Baladeva Infracon Private Limited and the daughter of the said Abdul Rahim Naskar is certified to be clear and marketable.

