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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 250 corresponding to L.R Dag No 257 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. 250 (L.R. Dag No. 257)

- A. Pursuant to two separate rent execution cases bearing nos. 1139 and 1041 both for the years 1937 and 1939 respectively, one Abdul Malik Sekh, son of Late Babar Ali Sekh purchased by auction sale ALL THAT the piece and parcel of Danga Land, measuring 0.012 acres, more or less in Pargana-Magura, J.L No. 74, R.S No. 235, Touzi No. 119, R.S Khatian No. 80, Mouza-Rahavpur, R.S Dag No. 250, Police Station- Sonarpur, District-24 Parganas (South).
- B. By a Bengali Kabuliati (Settlement) dated 3rd May, 1940 and registered in the office of the District Registrar at Baruipur, in Book No.I, Volume No. 27, at Pages from 96 to 99, Being No.-2013, for the year 1940, the said Abdul Malik Sekh was granted Raiyati Sattya in, interalia the said land in R.S Dag No. 250.
- C. By a Bengali Kobala dated 27th September, 1962 made between the said Abdul Malik Sekh, therein referred to as the Vendor of the One Part and (Smt.) Chotta Devi Chowdhurani, 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. 111, at Pages from 7 to 11, Being No. 8880, for the year 1960, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed in favour of the Purchaser therein, interalia the said land In R.S Dag No. 250;
- D. 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 "SAID HEIRS OF CHOTA DEVI" who jointly inherited the said land in R.S. Dag No. 250.
- E. The Said Heirs Of Late Chota Devi Chaudhurani brought the said land in Dag No. 250 in the family partnership business under the name and style of Chhikara Brothers.
- F. Sometime in the month of December, 1978 the said Pratap Singh retired from the partnership business.
- G. 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.
- H. 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. 250.
- I. 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 Lessors 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. 250 in favour of the Lessee therein for a term of 13 years with effect from 1st August, 2004

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.

K. 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. 250.

L. 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. 250 in favour of the Purchaser therein and/or its nominees.

M. 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.

N. 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 Chhiraaka Brothers, Surinder Singh and Rajinder Singh inter alia would transfer the said land in R.S. Dag No. 250 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.

O. By a Deed of Conveyance dated 13th May, 2013 made between the said Chhikara Brothers, Rajendra Singh and Surinder Singh, therein collectively referred to as the Vendors of the First Part and one Baladeva Infracon Private. Limited and Baladeva Complex Private Limited, therein collectively referred to as the Purchasers of the Second Part and one 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-IV, District- South 24 Parganas, in Book No. I, C.D. Volume No. 33, at Pages from 3593 to 3618, Being No. 06282, for the year 2013 the Vendors therein with the consent of the Confirming Party and 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. 250.

P. After such purchase the Purchasers got their names mutated in the L.R. Record of Right as L.R. Dag No. 257, L.R. Khatian Nos. 588 and 589 in respect of the said land in R.S. Dag No. 250

OPINION:

The said land in R.S Dag No. 250 corresponding to L.R. Dag NO. 257 recorded in the names of Baladeva Infracon Private Limited and Baladeva Complex Private Limited is clear and marketable. *R N Ghose & Co.*

R. N. GHOSE & ASSOCIATES

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14th November, 2018

To

Raghabpur Projects LLP
Kolkata

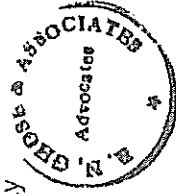
Dear Sir,

Re.: NIRVANA

Enclosed please find complete report on title of Mouza- Raghabpur, R.S Dag Number 252 corresponding to L.R Dag No 256 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

Report on Title of Various Dag Nos. at Mouza Raghavpur.:

R.S. Dag No. 252 (L. R. Dag No. 256):

A. One Chadekh Sekh was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to interalia all that the piece and parcel of Danga Land measuring 0.43 acres in Pargana Magura, in J.L. No. 74 Touzi No. 119, R.S. Dag No. 252, R.S. Khatian No. 31, 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 Vendor of the One Part and (Smt.) Chotta Devi Chowdhurani, therein referred to as the Purchaser of the Other Part and registered in the office of the Sub-Registrar at Baruipur 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 the said land in R.S. Dag No. 252 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. 252.

D. The Said Heirs Of Late Chota Devi Chaudhurani brought the said land in R.S. 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. 252.

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. 252 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

- K. 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. 252 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 Chhiraka Brothers, Surinder Singh and Rajinder Singh inter alia would transfer the said land in R.S. Dag No. 252 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 One Part and one Chrakrudev City Home Private. Limited, Chakrudev Infraproject Private Limited, Chakrudev Niwas Private Limited, Jhaumabhumi Conclave Private Limited and Janmabhumi Realcon Private Limited, therein collectively referred to as the Purchasers of the Other Part and registered in the office of the Additional Registrar of Assurances-I, Kolkata in C.D. Volume No. 1, at Pages, 2557 to 2566, Being No. 03211, 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. 252.
- O. After such purchase the said Charadev City Homes Private Limited & others got their names mutated in the L.R Record of Rights in L.R Dag No. 256, L.R Khatian Nos. 488, 487, 486, 485 and 484.

Opinion :

The said land measuring 0.43 acres in R.S Dag No. 252 corresponding to L.R. Dag No. 256 recorded in the names of Charadev City Homes Private Limited & others is certified to be clear and marketable.



R. N. GHOSE & ASSOCIATES

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14th November, 2018

To
Raghampur Projects LLP
Kolkata

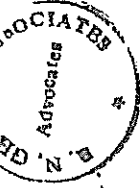
Dear Sir,

Re.: NIRVANA

Enclosed please find complete report on title of Mouza- Raghampur, R.S Dag Number 229 corresponding to L.R Dag No 242 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. 229 [L. R. Dag No. 242]:

- A. One Chadekh Sekh was absolutely seized sized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of Danga Land measuring 0.11 acres, more or less in Pargana Magura, J.L. No. 74, Touzi No. 119, R.S. Dag No. 229, R.S. Khatian No.59, Mouza-Raghavpur, Police Station-Sonarpur, District: 24 Parganas (South).
- B. By a Bengali Kobala dated 4th August, 1962 made between the said Chadekh Sekh, 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, Being No. 9078, for the year 1962, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed the said land in R.S. Dag No. 229 in favour of the Purchaser therein.
- C. The said Dewan Singh brought the said land measuring 0.14 acres (out of 0.18 acres) of land in R.S Dag No. 229, 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 measuring 0.11 acres of land in R.S Dag No. 229.
- 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 0.11 acres of land in R.S Dag No. 229, 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 0.11 acres of land in R.S Dag No. 229, 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

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 0.11 acres of land in R.S Dag No. 229, 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 13th May, 2013 made between the said Lakhiram Priyavart, therein referred to as the Vendor of the First Part and one Laurel Nirman Private Limited and Milfoil Aashiana 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 and the Vendor therein with a consent and concurrence of the Confirming Party therein sold, transferred and conveyed the said land in R.S. Dag No. 229 in favour the Purchaser therein.
- L. After such purchase the said Laurel Nirman Private Limited and Milfoil Aashiana Private Limited got their names mutated in the L.R Record of Rights in respect of R.S. Dag No. 229 corresponding to L.R Dag No. 242 in L.R. Khatian Nos. 538 and 539.

Opinion :

The said land measuring 0.11 acres in R.S Dag No. 229 corresponding to L.R. Dag No. 242 recorded in the names of Laurel Nirman Private Limited and Milfoil Aashiana Private Limited is certified to be clear and marketable.



R. N. GHOSE & ASSOCIATES

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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 245 corresponding to L.R Dag No 261 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. 245 (L. R. Dag No. 261):

- A. One Jyoti Sardar was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of Danga land measuring 0.20 acres, more or less in Pargana Magura, J.L No. 74, Touzi No. 119, R.S Dag No. 245, R.S Khatian No. 155, Mouza- Raghavpur, Police Station- Sonarpur, District- 24 Parganas (South), hereinafter referred to as the Said Land in R.S Dag No. 245.
- B. The said Jyoti Sardar died intestate leaving behind him surviving his wife Ehudi Bibi, one son, Arman Ali Sardar who jointly inherited the Said Land in R.S Dag No. 245 in accordance with the Mohamaden Law of Inheritance.
- C. By a Bengali Kobala dated 17th March, 1948 made between the said heirs of Late Jyoti Sardar, therein referred to as the Vendor of the One Part and one Mokched Mondal, 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. 16, at Pages from 284 to 285, Being No. 1123, for the year 1948, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed in favour of the Purchaser therein the Said Land in R.S Dag No. 245 free from all encumbrances of any nature whatsoever.
- D. In the circumstances, Mokched Mondal was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of danga Land measuring 0.20 acres, more or less in Pargana Magura, J.L. No. 74, Touzi No. 119, R.S. Dag No. 245, R.S. Khatian No.155, Mouza-Raghavpur, Police Station-Sonarpur, District: 24 Parganas (South).
- E. In or about June, 1958 the Mokched Mondal died intestate leaving behind her surviving his wife, Mst. Amina Bibi and his five sons, Moslem Mondal, Islam Mondal (minor), Ismail Mondal (minor), Ibrahim Mondal (minor) and Abdul Mondal (minor) as his legal heiress and heirs who jointly inherited interalia the said land in R.S. Dag No. 245 as per Mohamaden Law of Succession.
- F. The said Mst Amina Bibi applied for grant of permission for sale of the minors, share in the said land in R..S. Dag No. 245 before the Learned District Judge at Alipore and by an order dated 3rd September, 1956 passed by the Learned District Judge at Aliopre in Case No. 3 of 1965 permission for sale of the minors' share was granted to the said Mst., Amina Bibi as mother and natural guardian of the said minor sons subject to condition.
- G. By a Bengali Kobala dated 3rd July, 1967 made between the said heirs of Late Mokched Mondol, therein referred to as the Vendors of the One Part and one M/s Dewan Singh and Pratap Singh, therein referred to as the Purchaser of the Other Part 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 Vendor therein for the consideration therein mentioned sold, transferred and conveyed the said land in R.S. Dag No. 245 in favour of the Purchaser therein.
- H. The said Dewan Singh brought the said land in R.S. Dag No. 245 in the family business under the name and style of Priyavart Dewan Singh.
- I. 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.
- J. Pursuant to a settlement between the parties in the said suit by a virtue of a judgement and

of 1983 the said Priyavart Dewan Singh was declared to be the owner of inter alia the said land in R.S. Dag No. 245.

K. 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 garnted a Lease of the Said land in R.S. Dag No. 245 in favour of the Lessee therein for a term of 13 years with effect from 1st August, 2004.

L. 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 Priyavart Dewan Singh & Others.

M. 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. 245 in favour of the Purchaser therein and/or its nominees.

N. 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.

O. 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 Priyavart Dewan Singh, Surinder Singh and Rajinder Singh inter alia would transfer the said land in R.S. Dag No. 245 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.

P. By a Deed of Conveyance dated 13th May, 2013 made between the said Priyavart Dewan Singh, therein referred to as the Vendor of the First Part and one Baladeva Apartment Private Limited and Baladeva Foundation 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 and registered in the office of the District of Sub-Registrar at Alipore, in Book No. I, C.D. Volume No. 32, at Pages from 3877 to 3901, Being No. 06310, for the year 2013 the Vendor therein with a consent and concurrence of the Confirming Party, therein sold, transferred and conveyed the said land in R.S. Dag No. 245 in favour the Purchaser therein.

Q. After such purchase the said Baladeva Apartment Private Limited and Baladeva Foundation Private Limited had recorded their names in the L.R Record of Rights in respect of R.S Dag No. 245 corresponding to L.R. Dag No. 261 in L.R. Khatian Nos. 586 and 587.

Opinion :

The said land measuring 0.20 acres in R.S Dag No. 245 corresponding to L.R. Dag No. 261 recorded in the names of Baladeva Apartment Private Limited and Baladeva Foundation Private

R. N. GHOSE & ASSOCIATES

Advocates & Legal Consultants

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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 235 corresponding to L.R Dag No 267 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. 235 (L. R. Dag No. 267)

- A. One Mir Abdul Wahed was seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of land measuring 0.08 acres, more or less in Pargana Magura, in J.L. No. 74, Touzi No. 119, R.S. Dag No. 235, R.S. Khatian No.20, Mouza- Raghavpur, Police Station-Sonarapur, District: 24 Parganas (South).
- B. By a Bengali Kobala dated 29th September, 1952 made between the said Mir Abdul Wahed, therein referred to as the Vendor of the One Part and 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 of the said land in R.S Dag No. 235 in favour of the Purchaser therein.
- C. The said Dewan Singh brought the said land measuring 0.08 acres of land in R.S Dag No. 235, 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 measuring 0.14 acres [out of 0.18 acres] of land in R.S Dag No. 235.
- 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 0.08 acres of land in R.S Dag No. 235, 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 0.08 acres of land in R.S Dag No. 235, in favour of the Purchaser therein and/or its nominees.

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 0.08 acres of land in R.S Dag No. 235, 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 13th May, 2013 made between the said Lakhiram Priyavart, therein referred to as the Vendor of the First Part and Lamium Volla 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 Sub-Registrar at South 24 Parganas, in Book No. I, C.D Volume No. 33, at Pages from 2050 to 2059, Being No. 06412, for the year 2013, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed the said land in R.S. Dag No. 235 in favour of Purchaser therein as nominee of the Confirming Party.

L. After such purchase the said Lamium Villa Private Limited got its name mutated in the L.R Record of Rights in L.R. Dag No. 267, L.R. Khatian No. 575.

Opinion :

The the said land measuring 0.08 acres in R.S. Dag No. 235 corresponding to L.R. Dag No. 267 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 258 corresponding to L.R Dag No 278 comprised in the project. The Report has been prepared by me on the basis of the documents supplied

Kindly acknowledge the same.

Yours faithfully,



A handwritten signature in black ink, appearing to be "R.N. Ghose".

R.N. Ghose
Advocate

REPORT ON TITLE

MOUZA- RAGHABPUR, POLICE STATION- SONARPUR

R.S. Dag No. 258 (L. R. Dag No. 278)

- A. One Mokshed Mondal was seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of land measuring acres, more or less in Pargana Magura, in J.L. No. 74, Touzi No. 119, R.S. Dag No. 258, R.S. Khatian No.39, Mouza- Raghavpur, Police Station-Sonarpur, District: 24 Parganas (South).
- B. The said Mokshed Mondal died intestate leaving behind him surviving his five sons, Moslem Mondal, Islam Mondal (Minor), Ismile Mondal (Mondal), Ibrahim Mondal (Minor), Abdul Mondal (Minor) and his wife, Amina Bibi as his legal heirs and heiress who jointly inherited the said land in R.S. Dag No. 258. By an order dated 18th March, 1966 passed by the Learned District Judge at Alipore in Act VIII, Case No. 3 of 1965, the said Amina Bibi was appointed as the guardian of the minor sons and permission for sale of the minor share was also granted.
- C. By a Bengali Kobala dated 3rd July, 1967 made between the said heirs of Late Mokshed Mondal, therein referred to as the Vendors of the One Part and Dewan Singh and Rajendra Singh, 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. 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 of the said land in R.S Dag No. 258 in favour of the Purchasers therein.
- D. The said Dewan Singh brought the said land in R.S. Dag No. 258 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 Sub-Judge at Rotak 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. 258.
- 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 Chhikura 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. 258 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 Priyavart Dewan Singh & Others.
- 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 Purchasers

Singh, therein agreed to sell transfer and convey the said land in R.S. Dag No. 258 in favour of the Purchaser therein and/or its nominees.

J. 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.

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. 258 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 8th April, 2014 made between the said Priya Vart Dewan Singh,, therein referred to as the Vendor of the One Part and Aadrika Niwas Private Limited, Shivika Enclave Private Limited, therein collectively referred to as the Purchasers of the Other Part and registered in the office of Registrar of Assurance, Kolkata, in Book No. I, C.D Volume No. 7, at Pages from 2609 to 2618, Being No. 03216, for the year 2014, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed the said land in R.S. Dag No. 258 in favour of Purchasers therein.

M. After such purchase the said Aadrika Niwas Private Limited, Shivika Enclave Private Limited got their names mutated in the L.R Record of Rights in L.R. Dag No. 278, L.R. Khatian Nos. 512 to 513 in respect of the said land in R.S Dag No. 258.

Opinion :

The said land in R.S Dag No. 258 corresponding to L.R. Dag No. 270 recorded in the names of Aadrika Niwas Private Limited, Shivika Enclave Private Limited 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 238 corresponding to L.R Dag No 265 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. 238 (L. R. Dag No. 265):

- A. One Abdul Malek Shaikh was absolutely seized sized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of Danga land measuring 0.36 acres, more or less in Fargana Magura, J.L. No. 74, R.S. No. 235, Touzi No. 119, R.S. Dag No. 238, R.S. Khatian No.37, Mouza-Raghavpur, Police Station-Sonarpur, District: 24 Parganas (South).
- B. By a Bengali Kobala dated 29th September, 1962 made between the said Abdul Malek Shaikh, 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 Barupur in Book No. I, Volume No. 3, at Pages from 12 to 16, Being No. 8881, 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. 238 in favour of the Purchaser therein.
- C. The said Dewan Singh brought the said land measuring 0.36 acres of land in R.S Dag No. 238, 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 measuring 0.36 acres of land in R.S Dag No. 238.
- 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 0.36 acres of land in R.S Dag No. 2238, 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 Dcal 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 0.36 acres of land in R.S Dag No. 238, 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

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 0.36 acres of land in R.S Dag No. 238, 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 13th May, 2013 made between the said Lakhiram Priya Vart, therein referred to as the Vendor of the First Part and one Anulekha Complex Private Limited, Anulekha Developers Private Limited, Anulekha Nirman Private Limited and Anulekha Real Estate Private Limited, therein collectively referred to as the Purchasers of the Second Part and Ananta Dealtrade Private Limite, 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 from 198 to 222, Being No. 06318, for the year 2013 the Vendor therein with the consent and concurrence of the Confirming Party therein sold, transferred and conveyed the said land in R.S Dag No. 238 in favour the Purchasers therein.

L. After such purchase the said Anulekha Complex Private Limited, Anulekha Developers Private Limited, Anulekha Nirman Private Limited and Anulekha Real Estate Private Limited, recorded their names in the L.R Record of Rights in respect of the said R.S Dag No. 238 corresponding to L.R. Dag No. 265 in L.R. Khatian Nos. 567, 565, 568 and 566.

Opinion:

The said land measuring 0.36 acres in R.S Dag No. 238 corresponding to L.R. Dag No. 268 recorded in the names of Anulekha Complex Private Limited, Anulekha Developers Private Limited, Anulekha Nirman Private Limited and Anulekha Real Estate Private Limited is certified to be clear and marketable.

