

# R. N. GHOSE & ASSOCIATES

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14<sup>th</sup> 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 224 corresponding to L.R Dag No 248 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. 224 (L. R. Dag No. 248):

- A. Pursuant to a Rent Execution Case in the Court of the Learned Second Munsiff at Baruipur being Case No. 2162 of 1935, one Abdul Malik Sekh agreed to purchase inter alia the Danga Land measuring 0.29 acres, more or less in Pargana Magura, J.L. No. 74, Touzi No. 119, R.S. Dag No. 224, R.S. Khatian No. 47, Mouza-Raghavpur, Police Station-Sonarpur, District: 24 Parganas (South).
- B. In terms of the said agreement the said Abdul Malik Sekh paid the land revenue due and filed another execution case before the Learned Second Munsiff at Baruipur being Execution Case No. 434 of 1937 against the superior landlord, Rani Harshamukhi Dassi.
- C. By an order dated 7<sup>th</sup> February, 1938 passed by the said Learned Second Munsiff at Baruipur in Rent Execution Case No. 2651 of 1937, the said Abdul Malik Sekh obtained possession on 31<sup>st</sup> May, 1938.
- D. In the circumstances the said Abdul Malik Sekh became seized and possessed of and/or otherwise well and sufficiently entitled to all that the said land in R.S Dag No. 224.
- E. By a Bengali Kobala dated 29<sup>th</sup> September, 1962 made between the said Abdul Malik Sekh, therein referred to as the Vendor of the One Part and one 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. 3, at Pages from 1 to 6, Being No. 8879, for the year 1962, 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. 224.
- F. 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. 224.
- G. The said Pratap Singh brought the said land in Dag No. 224 in the family partnership business under the name and style of Chhikara Brothers.
- H. Sometime in the month of December, 1978 the said Pratap Singh retired from the partnership business.
- I. 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.
- J. Pursuant to a settlement between the parties in the said suit by a virtue of a judgement and decree dated 7<sup>th</sup> 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. 224.
- K. By an Agreement for Lease dated 6<sup>th</sup> 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. 224 in favour of the Lessee therein for a term of 13 years

- L. By a Deed of Surrender of Lease dated 18<sup>th</sup> 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.
- M. On or about 3<sup>rd</sup> 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. 224.
- N. By a Memorandum of Agreement for Sale dated 2<sup>nd</sup> 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. 224 in favour of the Purchaser therein and/or its nominees.
- O. Inasmuch as disputes and difference arose between the parties in respect of the said Memorandum of Agreement for sale dated 2<sup>nd</sup> 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.
- P. By a Deed of Conveyance dated 13<sup>th</sup> May, 2013 made between the said Chhikara Brothers, therein referred to as the Vendor of the First Part and Azalea Aavas Private Limited, Azalea Developers Private Limited, Avghna Nirman 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 Sub-Registrar at Alipore in Book No. I, C.D Volume No. 32, at Pages from 3719 to 3741, Being No. 06308, for the year 2013, the Vendor therein with a consent and concurrence of the Confirming Party therein sold and transferred and conveyed in favour the Purchasers therein as the nominee of the said Confirming Party therein the said land in R.S. Dag No. 224.
- Q. After such purchase the said Azalea Aavas Private Limited, Azalea Developers Private Limited, Avghna Nirman Private Limited got their names mutated in the L.R Record of Rights in L.R Dag No. 248, L.R Khatian Nos. 552, 553 and 554.

Opinion :

The said land measuring 0.29 acres in R.S Dag No. 224 corresponding to L.R. Dag No. 248 recorded in the names of Azalea Aavas Private Limited, Azalea Developers Private Limited, Avghna Nirman Private Limited is certified to be clear and marketable.



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14<sup>th</sup> November, 2018

To  
Raghabpur Projects LLP  
Kolkata

Dear Sir,

Re.: NIRVANA

Enclosed please find complete report on title of Mourza- Raghabpur, R.S Dag Number 203 corresponding to L.R Dag No 230 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. 203 (L. R. Dag No. 230)

- A. Pursuant to a Rent Execution Case No. 2162 for the year 1935 in the Court of the Learned 2<sup>nd</sup> Munshif at Baruipur, the Superior Landlord, Rani Harsha Mukhi Dassi became seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of land measuring 0.56 acres, more or less in Pargana Magura, in J.L. No. 74, Touzi No. 119, R.S. Dag No. 203, R.S. Khatian No.37, Mouza- Raghavpur, Police Station-Sonarpur, District: 24 Parganas (South).
- B. By a Kabuliet dated 3<sup>rd</sup> May, 1940 and registered in the District Sub-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 Superior Landlord granted a settlement of the land in R.S. Dag No. 203 in favour of Abdul Malik Sekh.
- C. By a Bengali Kobala dated 27<sup>th</sup> September, 1962 made between the said Abdul Malik Sekh, therein referred to as the Vendor of the One Part and one 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. I, Volume No. 3, at Pages from 1 to 6, Being No. 8879, for the year 1962, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed the said land in R.S. Dag No. 203 in favour of the Purchaser therein.
- D. The said Pratap Singh Chowdhury brought the said land in R.S. Dag No.203 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 7<sup>th</sup> 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. 203.
- H. By an Agreement for Lease dated 6<sup>th</sup> 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. 203 in favour of the Lessee therein for a term of 13 years with effect from 1<sup>st</sup> August, 2004.
- I. By a Deed of Surrender of Lease dated 18<sup>th</sup> 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 3<sup>rd</sup> December. 2006, the said Priya Vart, who was a Hindu governed by the

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. 203.

K. By a Memorandum of Agreement for sale dated 2<sup>nd</sup> 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. 203 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 2<sup>nd</sup> 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 10<sup>th</sup> 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. 203 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 2<sup>nd</sup> February, 2012.

N. By a Deed of Conveyance dated 13<sup>th</sup> May, 2013 made between the said Chhiraka Brothers, therein referred to as the Vendor of the First Part and Abhiprithi Builders Private Limited, Abhiprithi Enclave Private Limited, Abhiprithi Griha Private Limited, Abhiprithi Infracon Private Limited, Abhiprithi Nirman Private Limited, Abhiprithi Villa 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 Sub-Registrar at South 24 Parganas, in Book No. I, C.D Volume No. 33, at Pages from 2060 to 2069, Being No. 06444, for the year 2013, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed the said land in R.S. Dag No. 203 in favour of Purchasers therein.

O. After such purchase the said Abhiprithi Builders Private Limited, Abhiprithi Enclave Private Limited, Abhiprithi Griha Private Limited, Abhiprithi Infracon Private Limited, Abhiprithi Nirman Private Limited, Abhiprithi Villa Private Limited got their names mutated in the L.R Record of Rights in L.R. Dag No. 230 in L.R. Khatian Nos. 577 to 582.

**Opinion :**

The said land measuring 0.56 acres in R.S Dag No. 203 corresponding to L.R. Dag No. 230 recorded in the names of Abhiprithi Builders Private Limited, Abhiprithi Enclave Private Limited, Abhiprithi Griha Private Limited, Abhiprithi Infracon Private Limited, Abhiprithi Nirman Private Limited, Abhiprithi Villa Private Limited is certified to be clear and marketable.



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14<sup>th</sup> November, 2018

To  
Raghabpur Projects LLP  
Kolkata

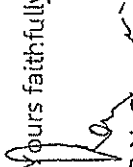
Dear Sir,

Re.: - NIRVANA

Enclosed please find complete report on Title of Mouza Raghabpur, R.S Dag No. 255 corresponding to L.R Dag No. 276 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 faith:fully

  
R.N. Ghose  
Advocate

REPORT ON TITLE

MOUZA- RAGHAEPUR. POLICE STATION- SONARPUR

R.S Dag No. 255 (L.R. Dag No. 276)

- A. By virtue of inheritance one Goljan Bibi, Kaji Abdul Sukur (minor), Sabera Khatun (minor), Jayana Khatun (minor) and Kaji Abdul Jabbar were absolute seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of Danga Land measuring 0.03 acres (out of 0.13 acres), more or less in Pargana-Magura, J.L No. 74, R.S No. 235, Touzi No. 119, R.S Khatian No. 75, Mouza- Rahavpur, R.S Dag No. 255, L.R Dag No. 276, Police Station-Sonarpur, District-24 Parganas (South).
- B. By a Bengali Kobala (Deed of Sale) dated 24<sup>th</sup> October, 1962 made between the said Goljan Bibi and others, therein collectively referred to as the Vendors 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 179 to 182, Being No. 9269, for the year 1962, the Vendors therein for the consideration therein mentioned sold, transferred and conveyed in favour of the Purchaser therein the said 0,03 acres of land in R.S Dag No. 255;
- C. By virtue of inheritance one Moshed 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 0.13 acres, more or less in Pargana-Magura, J.L No. 74, R.S No. 235, Touzi No. 119, R.S Khatian No. 75, Mouza-Rahavpur, R.S Dag No. 255, L.R Dag No. 276, Police Station-Sonarpur, District-24 Parganas (South).
- D. On or about 2<sup>nd</sup> June, 1958 the said Mokshed Mondal died intestate leaving behind him surviving his wife Amena Bibi and 5 sons Moslem Mondal, Islam Mondal (Minor), Ismail Mondal(Minor), Ibrahim Mondal(Minor), Abdul Mondal(Minor) as his legal heirs.
- E. By a Bengali Kobala (Deed of Sale) dated 3<sup>rd</sup> July, 1967 made between the said heirs of Mokshed Mondal, therein collectively referred to as the Vendors of the One Part and M/s Dewan Singh & 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 Vendors therein for the consideration therein mentioned sold, transferred and conveyed in favour of the Purchaser therein the said 0,13 acres of land in R.S Dag No. 255;
- F. The Dewan Singh brought the said 0.03 acres of land in Dag No. 255 in the family partnership business under the name and style of Lakhiram Priyavart.
- G. 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 Lakhiram Priyavart represented through their said partners 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 7<sup>th</sup> August, 1998 passed in the said Learned Senior Sub Judge at Rohtak being Case No. 481 of 1983 Lakhiram Priyavart were declared to be the owner of i.e. alia the said 0.03 acres land in R.S. Dag No. 255.
- I. By an Agreement for Lease dated 6<sup>th</sup> January, 2005 made between the said Lakhiram



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. 255 in favour of the Lessee therein for a term of 13 years with effect from 1<sup>st</sup> August, 2004.

J. By a Deed of Surrender of Lease dated 18<sup>th</sup> March, 2013 made between the said Lokpriya Bricks Private Limited, therein referred to as the Lessee of the One Part and the said Lakhiram Priyavarts 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 Lakhiram Priyavart & Others.

K. By a Memorandum of Agreement for sale dated 2<sup>nd</sup> 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. 255 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 2<sup>nd</sup> 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 10<sup>th</sup> 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. 255 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 2<sup>nd</sup> February, 2012.

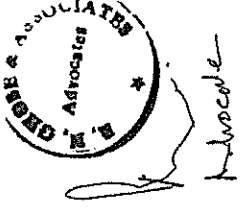
N. By a Deed of Conveyance dated 13<sup>th</sup> May, 2013 made between the said Lakhi Ram Priya Vart and M/s. Priya Vart Dewan Singh, therein collectively referred to as the Vendors of the First Part, Baldeva Villa Private Limited and Baldeva Infrastructure Private Limited, therein collectively referred to as the Purchasers of the Second Part and Ananta Deal Trade Private Limited, therein referred to as the Confirming Party of the Third Part, the Vendors therein with the consent and concurrence of the Confirming Party sold, transferred and conveyed land measuring 0.11 acres (out of 0.13 acres) the said land in R.S Dag No. 255 in favour of the Purchasers therein;

O. By a deed of conveyance dated 17<sup>th</sup> March, 2017, made between the said Kaji Abdul Sukur & Jayana Mir nee Khatun, therein collectively referred to as the vendors of the One part and M/s Baladeva Villa Pvt Ltd, therein referred to as the purchaser of the Other Part and registered with the Office of District Sub Registrar, South 24 Parganas in Book No. I, Volume No 1604 and pages from 37639 to 37666 Being no. 160401337 for the year 2017 the Vendors therein for the consideration mentioned sold, transferred and conveyed in favour of the Purchaser therein said Danga land measuring 0.011362 acres in L.R dag No. 276, being L.R Khatian No. 208, free from all encumbrances whatsoever.

P. After such purchase the Purchasers got their names mutated in the L.R. Record of

OPINION

The said measuring C.121362 laid in R.S. Dag No. 255 corresponding to L.R. Dag No.276 is certified to be clear and marketable.



A handwritten signature in cursive script is written over a circular stamp. The stamp contains the text "R. N. GHOSE & ASSOCIATES" around the top edge and "R. Ghose & Associates" in the center, with a small star symbol on the right side.

# R. N. GHOSE & ASSOCIATES

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14<sup>th</sup> 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 226 corresponding to L.R Dag No 246 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. 226 (L. R. Dag No. 246):

- 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 0.41 acres, more or less in Pargana Magura, J.L. No. 74, Touzi No. 119, R.S. Dag No. 226, R.S. Khatian No. 59, Mouza-Raghavpur, Police Station-Sonarpur, District: 24 Parganas (South);
- B. By a Bengali Kobala dated 4<sup>th</sup> October, 1962 made between the said Chadekh Sekh, therein referred to as the Vendor of the One Part and one Diwan 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. 112, at Pages from 42 to 43, Being No. 9078, for the year 1962, 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. 226 in favour of the Purchaser therein.
- C. By a Bengali Kobala dated 25<sup>th</sup> October, 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.1, 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 0.41 acres of land in R.S Dag No. 226, Mouza-Rahavpur;
- D. The said Dewan Singh Chowdhury brought the said land measuring 0.41 acres of land in R.S Dag No. 226, in the family partnership business under the name and style of Lakhiram Priyavart.
- E. The said Dewan Singh Chowdhury 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.
- F. Pursuant to a settlement between the parties in the said suit by a virtue of a judgement and decree dated 7<sup>th</sup> 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. 226.
- G. By an Agreement for Lease dated 6<sup>th</sup> 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 0.41 acres of land in R.S Dag No. 226, in favour of the Lessee therein for a term of 13 years with effect from 1<sup>st</sup> August, 2004.
- H. By a Deed of Surrender of Lease dated 18<sup>th</sup> 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 Disponent of the Other Part the

- I. By a Memorandum of Agreement for sale dated 2<sup>nd</sup> 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. 226, 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 2<sup>nd</sup> 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.
- K. By a Deed of Conveyance dated 13<sup>th</sup> May, 2013 made between the said Lakhiram Priyavart, therein referred to as the Vendor of the First Part, Allium Enclave Private Limited, Anjelica Complex Private Limited, Anjelica Construction Private Limited, Arrowleaf Complex Private Limited and Arrowleaf Niwas 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 Sub-Registrar at Alipore in Book No. I, C.D Volume No. 33, at Pages from 147 to 172, Being No. 06312, for the year 2013, the Vendor therein with a consent and concurrence of the Confirming Party therein for the consideration therein mentioned sold, transferred and conveyed interalia the said land in R.S. Dag No. 226 in favour of the Purchasers as nominee of the Confirming Party;
- L. After such purchase the Purchasers got their names mutated in the L.R Record of Right as L.R. Dag No. 246, L.R. Khatian Nos. 458, 459, 460, 461 and 462

Opinion:

The said land in R.S Dag No. 226 corresponding to L.R. Dag No. 246 is certified to be clear and marketable.



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14<sup>th</sup> 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 223 corresponding to L.R Dag No 250 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. 223 (L. R. Dag No. 250):

- A. By virtue of a Kabuliet, one Chadekh Sekh became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of Danga Land admeasuring 0.35 acres, more or less in Pargana Magura, J.L. No. 74, Touzi No. 119, R.S. Dag No. 223, R.S. Khatian No.130, Mouza-Raghavpur, Police Station-Sonarpur, District: 24 Parganas (South);
- B. By a Bengali Kobala dated 4<sup>th</sup> October, 1962 made between the said Chadekh Sekh, therein referred to as the 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 Baruiipur in Book No. I, Volume No. 102, at Pages from 170 to 173, Being No. 9080, for the year 1962, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed the said land in R.S. Dag no. 223 in favour of the Purchaser therein;
- C. After such purchase the said Pratap Singh Chowdhury brought the said land 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 7<sup>th</sup> 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. 223.
- G. By an Agreement for Lease dated 6<sup>th</sup> 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. 223 in favour of the Lessee therein for a term of 13 years with effect from 1<sup>st</sup> August, 2004.
- H. By a Deed of Surrender of Lease dated 18<sup>th</sup> 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 3<sup>rd</sup> 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. 223.
- J. By a Memorandum of Agreement for sale dated 2<sup>nd</sup> February, 2012 made between 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. 223 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 2<sup>nd</sup> 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 10<sup>th</sup> 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. 223 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 2<sup>nd</sup> February, 2012.

M. By a Deed of Conveyance dated 13<sup>th</sup> May, 2013 made between the said Chhikara Brothers, therein referred to as the Vendor of the One Part, Avigna Complex Private Limited, Avaneesh Real Estate Private Limited, Avaneesh Villa Private Limited and Avighna Enclave 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 Sub-Registrar at Sonarpur in Book No. 1, C.D Volume No. 32, at Pages from 3619 to 3643, Being No. 062585 for the year 2013, the Vendor therein with a consent and concurrence of the Confirming Party therein for the consideration therein mentioned sold, transferred and conveyed the said land in R.S. Dag No. 223 in favour of the Purchasers as a nominee of the Confirming Party;

N. After such purchase the said Avigna Complex Private Limited, Avaneesh Real Estate Private Limited, Avaneesh Villa Private Limited and Avighna Enclave Private Limited got their names mutated in the L.R. Record of Rights in L.R. Dag No. 250, L.R. Khatian Nos. 545, 546, 547 and 548;

Opinion:

The said land measuring 0.35 acres in R.S. Dag No. 223 corresponding to L.R. Dag No. 250 recorded in the names of Avigna Complex Private Limited, Avaneesh Realistic Private Limited, Avaneesh Villa Private Limited and Avighna Enclave Private Limited is certified to be clear and marketable.





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14<sup>th</sup> November, 2018

To  
Raghbpur Projects LLP  
Kolkata

Dear Sir,

Re: NIRVANA

Enclosed please find complete report on title of Mouza- Raghbpur, R.S Dag Number 225 corresponding to L.R Dag No 247 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



MOUZA- RAGHABPUR, POLICE STATION- SONARPUR

R.S. Dag No. 225 (L. R. Dag No. 247):

- A. By a Bengali Kobala dated 28<sup>th</sup> October, 1949 made between one Sekh Nadrudain, therein referred to as the Vendor of the One Part and Mir Ali Gaffor, therein referred to as the Purchaser of the Other Part the Vendor therein for the consideration therein mentioned sold, transferred and conveyed inter alia land measuring 0.30 acres, more or less in Pargana Magura, J.L. No. 74, Touzi No. 119, R.S. Dag No. 225, R.S. Khatian No.106, Mouza-Raghavpur, Police Station-Sonarpur, District: 24 Parganas (South).
- B. By a Bengali Kobala dated 7<sup>th</sup> November, 1962 made between the said Mir Abdul Gafur, therein referred to as the Vendor of the One Part and one 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 the said 0.30 acres of land in R.S. Dag No. 225 in favour of the Purchaser therein.
- C. The said Pratap Singh Chowdhury brought the said land in R.S. Dag No. 225 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 7<sup>th</sup> 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. 225.
- G. By an Agreement for Lease dated 6<sup>th</sup> 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. 225 in favour of the Lessee therein for a term of 13 years with effect from 1<sup>st</sup> August, 2004.
- H. By a Deed of Surrender of Lease dated 18<sup>th</sup> 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 3<sup>rd</sup> 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. 225.
- J. By a Memorandum of Agreement for sale dated 2<sup>nd</sup> 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

- Singh and Rajinder Singh, therein agreed to sell transfer and convey the said land in R.S. Dag No. 225 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 2<sup>nd</sup> 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 10<sup>th</sup> 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. 225 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 2<sup>nd</sup> February, 2012.
- M. One Modiannessa Bewa, wife of Late Faisal Rahaman Sekh was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of land admeasuring 0.08 acres (out of 0.40 acres), more or less in Pargana Magura, J.L. No. 74, Touzi No. 119, R.S. Dag No. 225, R.S. Khatian No.106, Mouza-Raghavpur, Police Station-Sonarapur, District: 24 Parganas (South);
- N. The said Modiannessa Bewa died intestate leaving behind her surviving her two sons namely, Abdul Rahim and Sekh Abdul Jabbar and one daughter namely, Saleha Bibi as her legal heirs and heiress who jointly inherited the said 0.08 acres of land in R.S. Dag No. 225;
- O. The said Sekh Abdul Rahim also died intestate leaving behind his surviving his wife, Ayesa Bibi, his three sons, Sekh Azmatullah, Sekh Sahebgatullah, Sekh Anasaruddin and three daughter, Rahima Bibi, Alema Bibi and Habiba Bibi, therein collectively referred to as the heirs of Late Abdul Rahim as his legal heirs who jointly inherited the share of Sekh Abdul Rahim in the said 0.08 acres of land in R.S. Dag no. 225;
- P. By a Deed of Sale dated 10<sup>th</sup> December, 2012 made between the said Sekh Abdul Zabbar, Salea Bibi and the said heirs of Late Abdul Rahim, therein collectively referred to as the Vendors of the One Part and one Rajinder Singh, 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, C.D Volume No. 34, at Pages from 3378 to 3394, Being No. 09594, for the year 2012, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed the said 0.08 acres of land in R.S. Dag No. 225 in favour of the Purchaser therein;
- Q. By a Deed of Conveyance dated 13<sup>th</sup> May, 2013 made between the said Chhikara Brothers and the said Rajender Singh, therein collectively referred to as the Vendors of the First Part, Azalea Enclave Private Limited, Aadhira Enclave Private Limited, Allium Construction Private Limited and Sivica Enclave 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 Sub-Registrar at Alipore in Book No. I, C.D Volume No. 32, at Pages from 2849 to 2876, Being No. 06274, for the year 2013, the Vendors therein with a consent and concurrence of the Confirming Party therein and for the consideration therein mentioned sold, transferred and conveyed in favour of the Purchasers therein land measuring 0.35 acres (out of 0.40 acres), more or less in Pargana Magura, J.L. No. 74,

- Station-Sonarapur, District: 24 Parganas (South) in favour of the Purchasers therein as the nominee of the Confirming Party;
- R. After such purchase the said Azalea Enclave Private Limited, Aadhira Enclave Private Limited, Allium Construction Private Limited and Sivika Enclave Private Limited got their names mutated in the L.R. Record of Rights in respect of the said land in R.S. Dag No. 225 in L.R. Dag No. 247 in L.R. Khatian Nos. 542, 543, 544, 545 and 541;
- S. One Sahadat Seikh, Sahidulla Seikh, Sekh Siraj, all sons of Sadek Sekh, Mamuda Bibi wife of Sekh Abbas and Sahida Khatun, daughter of Sadek Sekh were seized and possessed of and/ otherwise well and sufficiently entitled to ALL THAT the piece and parcel of danga land measuring 0.05 acres, more or less in Pargana Magura, J.L. No. 74, Touzi No.119, R.S Dag No. 225, corresponding L.R dag 247.
- T. The said Sahida Khatun & Sekh Siraj died as minors and their respective shares in the said land measuring 0.05 acres in R.S Dag No, 225 devolved upon Sahadat Sekh, sahidulla Sekh & Mamuda Bibi.
- U. By a Deed of Gift dated 15<sup>th</sup> September, 2009 made between Sahadat Sekh therein referred to as the donor of the one part and his two sons namely Amirul Selim & Sekh jahirul Abbas, therein collectively referred to as the Donee of the other part and registered with the office of D.S.R at Sonarpur in Book No. I, Volume No. 28, pages 1494 to 1527 Being No. 9862 for the year 2009 the Donor therein transferred the said land by way of gift in favour of the Donees therein.
- V. In the circumstances said Sekh Amirul Selim, Sekh Jahirul Abbas, Sahidulla Sekh & Mamuda Bibi became absolute seized and possessed of ALL THAT the piece and parcel of danga land measuring 0.05 acres, more or less in Pargana Magura, J.L. No. 74, Touzi No.119, R.S Dag No. 225, corresponding L.R dag 247 in L.R Khatian No. 209/1, 318/1, 318/2, 318/3, 318/4.
- W. By a deed of conveyance dated 8<sup>th</sup> March , 2017, made between the said Amirul Selim & Sekh jahirul Abbas, Sekh sahidulla and Mamuda Bibi therein collectively referred to as the vendors of the One part and M/s Everblink Builders Pvt Ltd, therein referred to as the purchaser of the Other Part and registered with the Office of District Sub registrar, South 24 Parganas in Book No. I, Volume No 1604 and pages from 33145 to 33183 Being no. 16041194 for the year 2017 the vendors therein for the consideration mentioned sold, transferred and conveyed in favour of the Purchaser therein said land measuring 0.05 acres in R.S dag No. 225 corresponding L.R dag No. 247, free from all encumbrances whatsoever.

Opinion:

The said land measuring 0.40 acres in R.S. Dag No. 225 corresponding to L.R. Dag No. 237 recorded in the names of Azalea Enclave Private Limited, Aadhira Enclave Private Limited, Allium Construction Private Limited, Sivika Enclave Private Limited and Everblink Builders Private Limited is certified to be clear and marketable.



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14<sup>th</sup> 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 260 corresponding to L.R Dag No 281 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. 260 (L. R. Dag No. 281):

- A. One Azizur Rahaman Sekh was Raiyat under Superior Landlord, Naba Gopal Chattopadhyay in respect of all that the piece and parcel of Danga Land measuring 1.10 acres, more or less in Pargana Magura, J.L. No. 74, Touzi No. 119, C.S. Dag No. 260, Khatian No. 153, Mouza- Raghavpur, Police Station-Sonarpur, District: 24 Parganas (South).
- B. The said Ajijar Rahman Sekh died intestate leaving behind him and surviving his wife Smt Choti Bibi, his two sons namely Abu Seikh and Akbar Seikh and three daughters namely Jinnat Bibi, Churatan Bibi and Hamidan Bibi as his legal heirs and heiresses who jointly inherited inter alia the said land in R.S Dag no. 260.
- C. One Md. Abdul Rahaman claims to have purchased the half share in the said land in R.S. Dag No. 260 by a Bengali Kobala dated 13<sup>th</sup> February, 1947 and registered in the office of the District Sub-Registrar at Baruipur in Book No. 1, Volume No. 6, at Pages from 213 to 216, Being No. 549, for the year 1947 from the said Abu Shek, Chati Bibi and Churatan Bibi.
- D. The said Md. Abdul Rahaman, by a Bengali Kobala dated 24<sup>th</sup> November, 1953 and registered in the office of the District Sub-Registrar at Baruipur in Book No. 1, Volume No. 91, at Pages from 198 to 201, Being No. 8757, for the year 1953 purchase the balance of the said land in R.S. Dag No. 260 from the said Akbar Sekh, Harmidan Bibi and Jinad Bibi.
- E. After such purchase the said Md. Abdul Rahaman had recorded is name in the R.S. Record of Right in respect of R.S. Dag No. 260.
- F. By a Bengali Kobala dated 1<sup>st</sup> October, 1975 made between the said Md. Abdul Rahaman, therein referred to as the Vendor of the One Part and one Prataap Singh, 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. 63, at Pages from 16 to 20, Being No. 4170, for the year 1975, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed the half share in the said land in R.S. Dag No. 260 in favour of the Purchaser therein.
- G. By another Bengali Kobala dated 1<sup>st</sup> October, 1975 made between the said Md. Abdul Rahaman, therein referred to as the Vendor of the One Part and Dewan Singh, 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. 63, at Pages from 21 to 26, Being No. 2171, for the year 1975, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed the remaining half share in the said land in R.S. Dag No. 260 in favour of the Purchaser therein.
- H. The said Dewan Singh brought the said land measuring 1.10 acres of land in R.S Dag No. 260, in the family partnership business under the name and style of Lakhiram Priyavart.
- 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.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.
- J. Pursuant to a settlement between the parties in the said suit by a virtue of a judgement and decree dated 7<sup>th</sup> 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

- K. The said Pratap Singh also brought the said land in R.S. Dag No. 260 in the family partnership business under the name and style of Chhikara Brothers.
- L. Sometime in the month of December, 1978 the said Pratap Singh retired from the partnership business.
- M. 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.
- N. Pursuant to a settlement between the parties in the said suit by a virtue of a judgement and decree dated 7<sup>th</sup> 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. 260.
- O. By an Agreement for Lease dated 6<sup>th</sup> 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 1.10 acres of land in R.S. Dag No. 260, in favour of the Lessee therein for a term of 13 years with effect from 1<sup>st</sup> August, 2004.
- P. By a Deed of Surrender of Lease dated 18<sup>th</sup> 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.
- Q. By an Agreement for Lease dated 6<sup>th</sup> 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. 260 in favour of the Lessee therein for a term of 13 years with effect from 1<sup>st</sup> August, 2004.
- R. By a Deed of Surrender of Lease dated 18<sup>th</sup> 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.
- S. On or about 3<sup>rd</sup> 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. 260.
- T. By a Memorandum of Agreement for sale dated 2<sup>nd</sup> 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. 260 in favour of the Purchaser therein and/or its nominees.
- U. Inasmuch as the disputes and differences arose between the parties in respect of the said

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.

V. The said disputes between the parties to the said application was amicably settled and pursuant thereto by an order dated 10<sup>th</sup> 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. 260 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 2<sup>nd</sup> February, 2012.

W. By a Deed of Conveyance dated 13<sup>th</sup> May, 2013 made between the said M/s. Lakhiram Priya Vart and Chhikara Brothers, therein collectively referred to as the Vendors of the One Part and one Nettle Villa Private Limited, Parsley Nirman Private Limited, Peony Residency Private Limited, Saliva Niwas Private Limited, Sedum Nirman Private Limited, Snowball Villa Private Limited, Thyme Home Private Limited, Veraine Aashiana Private Limited, Yarrow Housing 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 as a nominee of the Confirming Party and registered in the office of the District Sub-Registrar at Alipore in Book No. I, C.D Volume No. 33, at Pages from 1812 to 1826, for the year 2013, the Vendors therein for the consideration therein mentioned sold, transferred and conveyed in favour of the Purchasers therein the said land in R.S. Dag No. 260.

X. After such purchase the said Nettle Villa Private Limited, Parsley Nirman Private Limited, Peony Residency Private Limited, Saliva Niwas Private Limited, Sedum Nirman Private Limited, Snowball Villa Private Limited, Thyme Home Private Limited, Veraine Aashiana Private Limited, Yarrow Housing Private Limited got their names mutated in the L.R. Record of Right in L.R. Dag No. 281, L.R. Khatian Nos. 522, 523, 524, 525, 526, 527, 528, 529, 530 and 531.

Y. By a Deed of Conveyance dated 8<sup>th</sup> April, 2014 made between the said Lakhiram Priya Vart and Chhikara Brothers, therein collectively referred to as the Vendors of the One Part and Shivika Procon Private Limited, Shivika Kutir Private Limited, Shivika Housing Private Limited, Shivika Promotors Private Limited, Shivika Plaza Private Limited, Shivika Nirman Private Limited, Baladeva Homes Private Limited, Satya Laxmi Nirman Private Limited, Satya Infra Project Private Limite and Satya Infracon 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 2138 to 2174, Being No. 03199, for the year 2014, the Vendors therein for the consideration therein mentioned sold, transferred and conveyed the said land in R.S. Dag No. 260 in favour of Purchasers therein.

Z. After such purchase the said Shivika Procon Private Limited, Shivika Kutir Private Limited, Shivika Housing Private Limited, Shivika Promotors Private Limited, Shivika Plaza Private Limited, Shivika Nirman Private Limited, Baladeva Homes Private Limited, Satya Laxmi Nirman Private Limited, Satya Infra Project Private Limite and Satya Infracon Private Limited got their names mutated in the L.R. Record of Rights in L.R. Dag No. 281, L.R. Khatian Nos. 501, 502, 503, 504, 505, 506, 507, 508, 509, 510 and 511

Opinion:

The said land measuring 1.10 acres in R.S Dag No. 260 corresponding to L.R. Dag No. 281 recorded in the names of Shivika Procon Private Limited, Shivika Kutir Private Limited, Shivika Housing Private Limited, Shivika Promotors Private Limited, Shivika Plaza Private Limited, Shivika Nirman Private Limited, Baladeva Homes Private Limited, Satya Laxmi Nirman Private Limited, Satya Infra Project Private Limite and Satya Infracon Private Limited is certified to be



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14<sup>th</sup> November, 2018

To  
Raghabpur Projects LLP  
Kolkata

Dear Sir,

Re.: NIRVANA

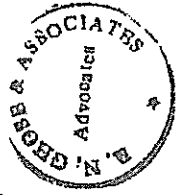
Enclosed please find complete report on title of Mouza- Raghabpur, R.S Dag Number 234 corresponding to L.R Dag No 268 comprised in the project. The Report has been prepared by me on the basis of the documents supplied

Kindly acknowledge the same.

Yours faithfully



R.N. Ghose  
Advocate



REPORT ON TITLE

MOUZA-RAGHABPUR, POLICE STATION- SONARPUR

R.S. Dag No. 234 (L. R. Dag No. 268):

- A. One Makuruddin Molla and Naimuddin Molla were absolutely sized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of land admeasuring 1.01 acres, more or less in Pargana Magura, in J.L. No. 74, Touzi No. 119, R.S. Dag No. 234, R.S. Khatian No.130, Mouza-Raghavpur, Police Station-Sonarpur, District: 24 Parganas (South).
- B. By a Bengali Kobala dated 16<sup>th</sup> Ashar 1336 BS made between the said Makuruddin Molla and Naimuddin Molla, therein collectively referred to as the Vendors of the One Part and one Sarat Chandra Nath, therein referred to as the Purchaser of the Other Part, the Vendors therein for the consideration therein mentioned sold, transferred and conveyed the said 1.01 acres of land in R.S. Dag No. 234 in favour of the Purchaser therein.
- C. The said Sarat Chandra Nath died intestate leaving behind him surviving his two sons, Phanindra Mohan Nath and Gopal Mohan Nath as his legal heirs who jointly inherited interalia the said 0.67 acres of land in R.S. Dag No. 234
- D. By a Bengali Kobala dated 7<sup>th</sup> July, 1952 made between the said Phanindra Mohan Nath and Gopal Mohan Nath, therein referred to as the Vendors of the One Part and one Ramdulal Dutta, Jogendra Kumar Dutta and Phanindra Kumar Dutta, therein collectively referred to as the Purchasers of the Other Part and registered in the office of the District Sub-Registrar at Barupur, in Book No. 1, Volume No. 58, at Pages from 89 to 91, Being No. 2884, for the year 1952, the Vendors therein for the consideration therein mentioned sold, transferred and conveyed in favour of the Purchasers therein the said 0.67 acres of land in R.S. Dag No. 234.
- E. The said Jogendra Kumar Dutta died intestate leaving behind him his three sons, Gopal Chandra Dutta, Nepal Chandra Dutta, Khagendra Kumar Dutta and one daughter, Bonanai Majumder who jointly inherited interalia the said 0.67 acres of land in R.S. Dag No. 234.
- F. The said Nepal Chandra Dutta died intestate leaving behind him surviving his only sons, Utpal Dutta and only daughter, Mina Dutta and his wife, Gita Rani Dutta who jointly inherited the share of Late Nepal Chandra Dutta in the said 0.67 acres of land in R.S. Dag No. 234.
- G. By a Bengali Kobala dated 10<sup>th</sup> July, 1996 made between the said Ramdulal Dutta, Gopal Chandra Dutta, Utpal Dutta, Mina Dutta, Gita Rani Dutta, Khagendra Kumar Dutta and Bonani Majumder, therein collectively referred to as the Vendors of the One Part and the said Haran Chandra Dutta, 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. 1, Volume No. 64, at Pages from 368 to 372, Being No. 4232, for the year 1996, the Vendors therein for the consideration therein mentioned sold, transferred and conveyed in favour of the Purchaser therein the said 0.67 acres (out of 1.01 acres) of land in respect of the said Purchaser therein.
- H. By a Deed of Sale dated 5<sup>th</sup> March, 2003 made between the said Haran Chandra Dutta,

Registrar at Alipore in Book No. 1, Volume No. 2, at Pages from 362 to 370, Being No. 00216, for the year 2004, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed in favour of the Purchaser therein the said 0.67 acres of land in R.S. Dag No. 234.

- I. The said Phanindra Kumar Dutta also died intestate leaving behind and surviving his wife, Jibon Bala Dutta, his two sons viz Narayan Chandra Dutta and haran Chandra Dutta and four Daughters Mridula Das, Sadhana das, Swapna Ghosh, Sudha Sharma as his legal heirs and heiresees who jointly inherited the share of Late Phanindra Kumar Dutta in the said land in R.S Dag No. 234.
- J. By a Deed of Sale dated 28<sup>th</sup> April, 2007 made between the said Narayan Chandra Dutta, Jiban Bala Dutta, Mridula Das, Sadhana Das, Swapna Ghosh and Sudha Sharma, all represented by their Power of Attorney holder the said Haran Chandra Dutta and the said Haran Chandra Dutta for self, therein collectively referred to as the Vendors of the One Part and the said Rajendra Singh, therein referred to as the Purchaser of the Other Part and the registered in the office of the District Sub-Registrar at Alipore in Book No. 1, C.D Volume No. 5, at Pages from 4710 to 4730, Being No. 01485, for the year 2012, the Vendors therein for the consideration therein mentioned sold, transferred and conveyed the said balance land Measuring 0.34 acres in R.S. Dag No. 234.
- K. By a Deed of Conveyance dated 13<sup>th</sup> May, 2013 made between the said Rajendra Singh, therein referred to as the Vendor of the first Part and Aadrika Griha Private Limited, Aadrika Nirman Private Limited, Aakaanksha Aavas Private Limited, Aakaanksha Enclave Private Limited, Aakaanksha Griha Private Limited, Aakaanksha Rcal Estate Private Limited, Aakaanksha Aavas Private Limited, Aashinya Builders Private Limited, Aashinya Complex Private Limited, Aashinya Developers Private Limited, Aashinya Enclave 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 Sub-Registrar at Alipore in Book No. 1, C.D Volume No. 32, at Pages from 3818 to 3848, Being No. 06309, for the year 2013, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed the said land in R.S. Dag No. 234 in favour of Purchasers therein.
- L. By a Memorandum of Agreement for sale dated 2<sup>nd</sup> 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. 234 in favour of the Purchaser therein and/or its nominees.
- M. Inasmuch as the disputes and differences arose between the parties in respect of the said Memorandum of Agreement for sale dated 2<sup>nd</sup> 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 an order dated 10<sup>th</sup> May, 2013 passed by the Learned District Judge at Alipore it was directed that the said Chhikara Brothers Surinder Singh and

the said Ananta Deal Trade Private Limited and/or their nominees in terms of the said Memorandum of Agreement for sale dated 2<sup>nd</sup> February, 2012.

- O. After such purchase the said Aadrika Griha Private Limited, Aadrika Nirman Private Limited, Aakaanksha Aavas Private Limited, Aakaanksha Enclave Private Limited, Aakaanksha Griha Private Limited, Aakaanksha Real Estate Private Limited, Aakaanksha Aavas Private Limited, Aashinya Builders Private Limited, Aashinya Complex Private Limited, Aashinya Developers Private Limited, Aashinya Enclave Private Limited got their names mutated in the L.R. Record of Rights in L.R. Dag No. 268, L.R. Khatian Nos. 463 to 473.

**Opinion :**

The said land in R.S. Dag No. 234 corresponding to L.R. Dag No. 268 recorded in the names of Aadrika Griha Private Limited, Aadrika Nirman Private Limited, Aakaanksha Aavas Private Limited, Aakaanksha Enclave Private Limited, Aakaanksha Griha Private Limited, Aakaanksha Real Estate Private Limited, Aashinya Builders Private Limited, Aashinya Complex Private Limited, Aashinya Developers Private Limited, Aashinya Enclave Private Limited is certified to be clear and marketable.

