

R. N. GHOSE & ASSOCIATES

Advocates & Legal Consultants

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14th November, 2018

To

Raghabpur Projects LLP
Kolkata


Dear Sir,

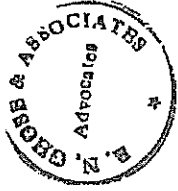
Re.: NIRVANA

Enclosed please find complete report on title of Mouza- Raghabpur, R.S Dag Number 236 corresponding to L.R Dag No 266 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. 236 (L. R. Dag No. 266)

- A. One Mir Abdul Waheb was absolutely seized and possessed of and/or otherwise well land sufficiently entitled to all that the piece and parcel of Danga Land measuring 0.33 acres, more or less in Pargana Magura, in J.L. No. 74, Touzi No. 119, R.S. Dag No. 236, R.S. Khatian No.20, Mouza-Raghavpur, Police Station-Sonarapur, District: 24 Parganas (South).
- B. By a Bengali Kobala dated 29th September, 1962 made between the said Mir Abdul Waheb, therein referred to as the Vendor of the One Part and Dewan Singh Chowdhuri, therein referred to as the Purchaser of the Other Part and registered in the office of the District Sub-Registrar at Baruipur, in Book No. I, Volume No.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. 236 in favour of the Purchaser therein.
- C. The said Dewan Singh brought the said land measuring 0.33 acres of land in R.S Dag No. 236, 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 0.33 acres of land in R.S Dag No. 236.
- 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 0.33 acres of land in R.S Dag No. 236, 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 0.33 acres of land in R.S Dag No. 236, in favour of the Purchaser therein and/or its nominees.
- I. 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

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 0.33 acres of land in R.S Dag No. 236, 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 One Part and Milfoil Residency Private Limited, Milfoil Niwas Private Limited, Aadrika Aavas Private Limited, Aadrika Complex 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 1934 to 1944, Being No. 06438, for the year 2013 and the Vendor therein for the consideration therein mentioned sold, transferred and conveyed the said land in R.S. Dag No. 236 as nominee of the Confirming Party.

L. After such purchase the said Milfoil Residency Private Limited, Milfoil Niwas Private Limited, Aadrika Aavas Private Limited, Aadrika Complex Private Limited got their names mutated in the L.R Record of Rights in L.R. Dag No. 266, L.R. Khatian Nos. 558, 560, 561, 562.

Opinion :

The said land measuring 0.33 acres in R.S. Dag No. 236 corresponding to L.R Dag No. 266 is certified to be clear and marketable.



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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 256 corresponding to L.R Dag No 277 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. 256 (L. R. Dag No. 277)

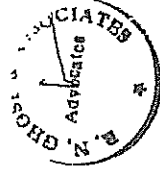
- A. One Basiruddin Sekh, Abdul Malik Sekh, Abdul Sovan Sekh, Abdul Manan Sekh, Abdul Manan Sekh were absolutely seized and possessed of and/or otherwise well land sufficiently entitled to all that the piece and parcel of Danga Land measuring 0.17 acres, more or less in Pargana Magura, in J.L. No. 74, Touzi No. 119, R.S. Dag No. 256, R.S. Khatian No.10. Mouza-Raghavpur, Police Station-Sonarpur, District: 24 Parganas (South).
- B. By a Bengali Kobala dated 26th September, 1962 made between the said Basiruddin Sekh, Abdul Malik Sekh, Abdul Sovan Sekh, Abdul Manan Sekh, therein referred to as the Vendors of the One Part and Dewan Singh Chowdhuri, therein referred to as the Purchaser of the Other Part and registered in the office of the District Sub-Registrar at Baruipur, in Book No. I, Volume No.112, at Pages from 4 to 7, Being No. 8882, for the year 1962, the Vendors therein for the consideration therein mentioned sold, transferred and conveyed of the said land in R.S Dag No. 256 in favour of the Purchaser therein.
- C. The said Dewan Singh brought the said land measuring 0.17 acres of land in R.S Dag No. 256, 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 0.17 acres of land in R.S Dag No. 256.
- 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 0.17 acres of land in R.S Dag No. 256, 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 0.17 acres of land in R.S Dag No. 256, in favour of the Purchaser therein and/or its nominees.
- I. 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

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 0.17 acres of land in R.S Dag No. 256, 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 Shivika Concrete Federation Private Limited, Shivika Real Estate 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 3028 to 3037, Being No. 06452, for the year 2013 and the Vendor therein for the consideration therein mentioned sold, transferred and conveyed the said land in R.S. Dag No. 256 as nominee of the Confirming Party.
- L. After such purchase the said Shivika Concrete Federation Private Limited, Shivika Real Estate Private Limited got their names mutilated in the L.R Record of Rights in L.R. Dag No. 277, L.R. Khatian Nos. 569 to 570.

Opinion :

The said land measuring 0.17 acres in R.S. Dag No. 256 corresponding to L.R Dag No. 277 to 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 231 corresponding to L.R Dag No 280 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. 231 (L. R. Dag No. 280):

- A. One Azizur Rahaman Seikh was Raiyat under Superior Landlord, Naba Gopal Chattopadhyay in respect of all that the piece and parcel of Danga Land measuring 0.93 acres, more or less in Pargana Magura, J.L. No. 74, Touzi No. 119, C.S. Dag No. 231, Khatian No. 153, Mouza-Raghavpur, Po Vice Station-Sonarpur, District: 24 Parganas (South).
- B. The said Ajjar Rahman Seikh 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 Jimnat 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. 231.
- C. One Md. Abdul Rahaman purchased the half share in the said land in R.S. Dag No. 231 by a Bengali Kobala dated 13th February, 1947 and registered in the office of the District Sub-Registrar at Baruipur in Book No. I, Volume No. 6, at Pages from 213 to 216, Being No. 549, for the year 1947 from the said Abu Seikh, Chati Bibi and Churatan Bibi.
- D. The said Md. Abdul Rahaman, by a Bengali Kobala dated 24th November, 1953 and registered in the office of the District Sub-Registrar at Baruipur in Book No. I, Volume No. 91, at Pages from 198 to 201, Being No. 8757, for the year 1953 also purchased the balance of the said land in R.S. Dag No. 231 from the said Akbar Sekh Hamidan 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. 231.
- F. By a Bengali Kobala dated 1st October, 1975 made between the said Md. Abdul Rahaman, therein referred to as the Vendor of the One Part and one Pratap 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. I, 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. 231 in favour of the Purchaser therein.
- G. By another Bengali Kobala dated 1st 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. I, Volume No. 63, at Pages from 21 to 26, Being No. 4171, 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. 231 in favour of the Purchaser therein.
- H. The said Dewan Singh brought the said land measuring 0.465 acres of land in R.S. Dag No. 231, 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.

- 1983 by the Learned Senior Sub Judge at Rohtak, Lakhiram Priyavart was declared to be the owner of inter alia the said land measuring 0.93 acres of land in R.S Dag No. 231,
- K. The said Pratap Singh also brought the said land measuring 0.465 acres in R.S. Dag No. 231 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 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. 231.
- O. 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 0.09 acres of land in R.S Dag No. 231, in favour of the Lessee therein for a term of 13 years with effect from 1st August, 2004.
- P. 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.
- Q. 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. 231 in favour of the Lessee therein for a term of 13 years with effect from 1st August, 2004.
- R. 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.
- S. 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. 231.
- T. By a Memorandum of Agreement for sale dated 2nd February, 2012 made between the said Chhikara Brothers one Hisar Bricks Company, Lakhiram Priyavart and others,

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. 231 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 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.

V. 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. 231 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.

W. By a Deed of Conveyance dated 13th 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, Yerrow 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. 231.

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, Yerrow Housing Private Limited got their names mutated in the L.R. Record of Right in L.R. Dag No. 280, L.R. Khatian Nos. 522, 523, 524, 525, 526, 527, 528, 529, 530 and 531.

Opinion :

The said land measuring 0.93 acres in R.S. Dag No. 231 corresponding to L.R. Dag No. 280 recorded in the names of 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, Yerrow Housing 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 239 corresponding to LR Dag No 264 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. 239 [L.R. Dag No. 264]

- A. One Chadekh Sekh was absolute seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of Danga Land measuring 0.20 acres, more or less in Pargana-Magura, J.L No. 74, R.S No. 235, Touzi No. 119, R.S Khatian No. 86, Mouza-Rahavpur, R.S Dag No. 239, L.R Dag No. 264, Police Station- Sonarpur, District-24 Parganas (South).
- B. By a Bengali Kobala dated 4th October, 1962 made between the said Chadekh Sekh, therein referred to as the Vendor of the One Part and one Pratap Sing 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. 9080, 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. 239;
- C. The Pratap Singh brought the said land in Dag No. 239 in the family partnership business under the name and style of Chhikara Brothers.
- D. Sometime in the month of December, 1978 the said Pratap Singh retired from the partnership business.
- E. The said Pratap Singh filed a suit for declaration and injunction in the Court of the Learned Civil Judge (Junior Division) at Faridabad being Case No. 710 of 1996 against the said partnership firm under the name and style of Chhikara Brothers represented through their said partners Priya Vart, Surinder Singh and Rajinder Singh.
- F. Pursuant to a settlement between the parties in the said suit by a virtue of a judgement and decree dated 7th August, 1998 passed in the said Civil Suit No. 710 of 1996 by the Learned Court of Civil Judge (Junior Division) at Faridabad, Chhikara Brothers were declared to be the owner of inter alia the said land in R.S. Dag No. 239.
- G. By an Agreement for Lease dated 6th January, 2005 made between the said Chhikara Brothers and Others, therein referred to as the Lessor of the One Part and one Lokpriya Bricks Limited, represented by its Directors (Smt.) Meena Chhikara and Nagesh Mehata, therein referred to as the Lessee of the Other Part the Lessor therein for the rent thereunder reserved and for the terms and conditions mentioned therein granted a Lease of the Said land in R.S. dag No. 239 in favour of the Lessee therein for a term of 13 years with effect from 1st August, 2004.
- H. By a Deed of Surrender of Lease dated 18th march, 2013 made between the said Lokpriya Bricks Private Limited, therein referred to as the Lessee of the One Part and the said Chhikara Brothers and Others, therein referred to as the Purchaser of the Other Part the said Lokpriya Bricks Private Limited surrendered their leasehold right title and interest of any nature whatsoever in favour of the said Chhikara Brother & Others.
- I. By a Memorandum of Agreement for sale dated 2nd February, 2012 made between the said Chhikara Brothers, one Hisar Ericks 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 One Part and one Ananta Deal Trade Private Limited, therein

- J. Inasmuch as disputes and difference arose between the parties in respect of the said Memorandum of Agreement for sale dated 2nd February, 2012 the said Ananta Deal Trade Private Limited filed 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 Chnikara Brothers and others.
- K. The said disputes between the parties to the said application was amicably settled and pursuant thereto by and order dated 10th May, 2013 passed by the Learned District Judge at Alipore it was directed that the said Chhiraka Brothers, Surinder Singh and Rajinder Singh inter alia would transfer the said land in R.S. Dag No. 239 in favour of the said Ananta Deal Trade Private Limited and/or its nominees in terms of the said Memorandum of Agreement for sale dated 2nd February, 2012.
- L. By a Deed of Conveyance dated 13th May, 2013 made between the said Chhuikara Brothers, Rajendra Singh and Surinder Singh, therein collectively referred to as the Vendors of the First Part and one Shivika Buildmart Private. Limited and Shivika Niketan Private Limited, therein collectively referred to as the Purchasers of the Second Part and the said Ananta Dealtrade Private Limited, therein referred to as the Confirming Party of the Third Part and registered in the office of the District of Sub-Registrar at Baruipur in, Book No. I, Being No. 06273, for the year 2013 the Vendors therein with the consent and concurrence of the Confirming Party and for the consideration therein mentioned sold transferred and conveyed in favour of the Purchasers therein as the nominee of the said Ananta Deal trade Private Limited the said land in R.S. Dag No. 239.

OPINION

The said land in R.S. Dag No. 239 corresponding to L.R.Dag No. 264 is certified to be clear and marketable.



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 237 corresponding to L.R Dag No 269 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. 237 (L.R. Dag.No. 269)

- A. By virtue of inheritance and family partition one Madiennecha Bewa, wife of Late Faizal Rahaman was absolute seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of Danga Land measuring 0.15 acres, more or less (out of 0.23 acres) in Pargana-Magura, J.L No. 74, R.S No. 235, Touzi No. 119, R.S Khatian No. 106, Mouza-Rahavpur, R.S Dag No. 237, Police Station-Sonarpur, District-24 Parganas (South).
- B. By a Bengali Kobala (Deed of Sale) dated 2nd February, 1983 made between the said Madiennessa Bewa, therein referred to as the Vendor of the One Part and the said Rajender Singh, therein referred to as the Purchaser of the Other and registered in the office of the District Registrar at Sonarpur in Book No. I, Volume No. 11, at Pages from 97 to 100, Being No. 499, for the year 14983, the Vendor there for the consideration therein mentioned sold, transferred and conveyed land measuring 0.065 acres, more or less in R.S Dag No. 237 in favour of the Purchaser therein.
- C. By a registered deed of sale dated 30th November, 1959 registered in the Office of the District Sub Registrar at Mograhat in Book No. I, Volume No. 71 at Pages from 254 to 256 being No. 9141 for the year 1959 one Najimonbibi sold land in R.S. Dag No. 237 in favour of Tamijuddin.
- D. By virtue of inheritance one Samsuessa Bibi also became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to a portion of land in R.S. Dag No. 237.
- E. Thus by purchase and by inheritance the said Tamijuddin and Samsuessa Bibi became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to land measuring 0.05 acres in R.S. Dag No. 237.
- F. By a Bengali Kobala dated 29th December, 1962 made between the one Tamijuddin and Samsuessa Bibi, therein collectively referred to as the Vendors 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. 121, at Pages from 219 to 221, Being No. 10897, for the year 1962, Vendors therein for the consideration therein mentioned sold, transferred and conveyed in favour of the Purchaser therein land measuring 0.05 acres (out of 0.23 acres) of land in R.S Dag No. 237, Mouza-Rahavpur;
- G. One Shadad Sekh, son of Sekh Sahadad and one Sahidulla Sekh, son of Shaddek Sekh were absolutely seized and possessed of and/or otherwise well and sufficiently entitled all that the piece and parcel of Danga Land measuring 0.08 acres, more or less (out of 0.23 acres), in Pargana-Magura, J.L. No. 74, R.S No. 235, Touzi No. 119, L.R Khatian Nos. 318/1 and 318/2, Mouza-Rajarhat, R.S Dag No. 237, L.R Dag No. 269, Police Station-Sonarpur, District-24 Parganas (South);
- H. By a Bengali Danpatra (Deed of Gift) dated 15th September, 2009 made between the said Shadad Sekh, therein referred to as the Donor of the One Part and his two sons, Sekh Amirul Selim, Sekh Jahirul Abbas, therein collectively referred to as the Donees of the Other Part and registered in the office of the District Registrar at Baruipur, in Book No. I, Volume No. 121, at Pages from 219 to 221, Being No. 10897, for the year 1962, Vendors therein for the consideration therein mentioned sold, transferred and conveyed in favour of the Purchaser therein land measuring 0.05 acres (out of 0.23 acres) of land in R.S Dag No. 237, Mouza-Rahavpur;

therein the transferred by way of gift the share of the Donor in R.S Dag No. 237 in favour of the Donees therein.

- I. The said Madiennecha Bewa died intestate leaving behind her surviving her two sons, Sk Abdul Rahim and Sk Abdul Jabbar and one daughter, Saleha Bewa as her legal heirs and heirsch, who jointly inherited the remaining land of Madiennecha Bewa measuring 0.085 acres in R.S Dag No. 237;
- J. Sometime, thereafter the said Abdul Rahim intestate leaving behind him surviving his wife of Ayesa Bibi, his three sons namely, Sk Ajmattulla, Sk Sebhatullah, Sk Ansuaruddin and four daughters namely, Rahina Bibi, Alema Bibi, Ayesa Bibi and Habiba Bibi as his legal hers and heirsch, who jointly inherited, interalia the said 0.085 acres of land in R.S Dag No. 237;
- K. By a Deed of Sale dated 10th July, 2012 by the said Sk Abdul Jabbar and others, 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 Vendors therein for the consideration therein mentioned sold, transferred and conveyed in favour of the Purchaser therein the said 0.085 acres of land in R.S Dag No. 237, Mouza-Rahavpur;
- 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 Rajinder Singh, therein agreed to sell transfer and convey the said land measuring 0.05 acres in R.S. Dag No. 237 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 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. 237 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.
- O. By a Deed of Conveyance dated 13th May, 2013 made between the said Rajinder Singh, therein referred to as the Vendor of the First Part and one Aashina Nirman Private Limited and Aashina Awas Private Limited, therein collectively referred to as the Purchasers of the Second Part and one Ananta Deal Trade 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 2090 to 2099, Being No. 06418, for the year 2013, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed in favour of the Purchasers therein the said land measuring 0.05 acres of land in R.S Dag No. 237, Mouza-Rahavpur.

therein collectively referred to as the Vendors of the One Part and one Everblink Enclave Private Limited, therein referred to as the Purchaser of the Other Part and registered in the office of the District Sub-Registrar at Alipore, in Book No. I, Volume No. 1604-2017, at Pages from 33589 to 33624, Being No. 160401195 for the year 2017 the Vendors therein for the consideration therein mentioned sold, transferred and conveyed the said 0.08 acres of land in favour of the Purchaser therein.

OPINION:

In view of the above the said land measuring 0.23 acres in R.S Dag No. 237 corresponding to L.R. Dag No. 269 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 222 corresponding to L.R Dag No 240 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. 222 (L. R. Dag No. 240):

- A. One Jitendra Nath Ghosh was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of Sali Land measuring 0.79 acres, more or less in Fargana Magura, J.L. No. 74, Touzi No. 119, R.S. Dag No. 222, R.S. Khatian No.28, Mouza-Raghavpur, Police Station-Sonarpur, District: 24 Parganas (South).
- B. By a Bengali Kobala made between the said Jitendra Nath Ghosh, therein referred to as the Vendor of the One Part and one Kachimadi Sekh, 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. 11, at Pages from 52 to 54, Being No. 503, for the year 1937, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed the said land in R.S. Dag No. 222 in favour of the Purchaser therein.
- C. By a Bengali Kobala dated 23rd October, 1971 made between the said Kachimadi 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 Sonarpur in Book No. I, Volume No. 39, at Pages from 173 to 175, Being No. 2976, for the year 1971, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed the said land in R.S. Dag No. 222 in favour of the Purchaser therein.
- D. The said Dewan Singh brought the said land in R.S. Dag No. 222 in the family business under the name and style of Priyavart Dewan Singh.
- E. The said Dewan Singh filed a suit for declaration and injunction in the Court of the Learned Senior Sub Judge at Rohtak being Case No.481 of 1983 against the said partnership firm under the name and style of Priyavart Dewan Singh.
- F. Pursuant to a settlement between the parties in the said suit by a virtue of a judgement and decree dated 25th November, 1983 passed in the said Senior Subjudge at Rohtak 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. 222.
- 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 Directores (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. 222 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

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

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

K. The said disputes between the parties to the said application was amicably settled and pursuant thereto by an order dated 10th May, 2013 passed by the Learned District Judge at Alipore it was directed that the said Priyavart Dewan Singh, Surinder Singh and Rajinder Singh inter alia would transfer the said land in R.S. Dag No. 222 in favour of the said Ananta Deal Trade Private Limited and/or its nominees in terms of the said Memorandum of Agreement for sale dated 2nd February, 2012.

L. By a Deed of Conveyance dated 13th May, 2013 made between the said Priyavart Dewan Singh, therein referred to as the Vendor of the First Part and one Aamod Niwas Private Limited, Aamod Villa Private Limited, Anulekha Builders Private Limited, Avaneesh Nirman Private Limited, Avaneesh Aavas Private Limited, Avaneesh Complex Private Limited, Avaneesh Enclave Private Limited and Avaneesh Griha 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. 33, at Pages from 250 to 280, Being No. 06313, 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. 222 in favour of the Purchaser therein.

M. After such purchase the said Aamod Niwas Private Limited, Aamod Villa Private Limited, Anulekha Builders Private Limited, Avaneesh Nirman Private Limited, Avaneesh Aavas Private Limited, Avaneesh Complex Private Limited, Avaneesh Enclave Private Limited and Avaneesh Griha Private Limited had recorded their names in the L.R Record of Rights in respect of R.S Dag No. 222 corresponding to L.R. Dag No. 240 in L.R. Khatian Nos. 274 to 481.

Opinion :

The said land measuring 0.79 acres in R.S Dag No. 222 corresponding to L.R. Dag No. 240 recorded in the names of Aamod Niwas Private Limited, Aamod Villa Private Limited, Anulekha Builders Private Limited, Avaneesh Nirman Private Limited, Avaneesh Aavas Private Limited, Avaneesh Complex Private Limited, Avaneesh Enclave Private Limited and Avaneesh Griha 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 227 corresponding to L.R Dag No 249 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. 227 (L. R. Dag No. 249):

- A. One Ear Ali 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 0.13 acres, more or less in Pargana Magura, J.L. No. 74, Touzi No. 119, R.S. Dag No. 227, R.S. Khatian No.49, Mouza-Raghavpur, Police Station-Sonarpur, District: 24 Parganas (South).
- B. By a Bengali Kobala dated 4th August, 1966 made between the said Ear Ali 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, Volume No. 126, at Pages from 50 to 52, Being No. 10183, for the year 1986, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed in the said land in R.S Dag No. 227 in favour of the Purchaser therein.
- C. The said Dewan Singh brought the said land measuring 0.13 acres of land in R.S Dag No. 227, 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. 227.
- 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 0.14 acres (out of 0.18 acres) of land in R.S Dag No. 227, 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

measuring 0.14 acres (out of 0.18 acres) of land in R.S Dag No. 227, in favour of the Purchaser therein and/or its nominees.

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

J. The said disputes between the parties to the said application was amicably settled and pursuant thereto by an order dated 10th May, 2013 passed by the Learned District Judge at Alipore it was directed that the said Lakhiram Priyavart, Surinder Singh and Rajinder Singh inter alia would transfer the said land measuring 0.14 acres (out of 0.18 acres) of land in R.S Dag No. 227, 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 Collumbine Griha Private Limited and Arrowleaf 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 of Sub-Registrar at Alipore, in Book No. I, C.D. Volume No. 32, at Pages from 3694 to 3718, Being No. 06307, 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. 227 in favour of the Purchaser therein.

L. After such purchase the said Collumbine Griha Private Limited and Arrowleaf Villa Private Limited recorded their names in the L.R Record of Rights in respect of the said R.S Dag No. 227 corresponding to L.R. Dag No. 249 in L.R. Khatian Nos. 549 and 550.

Opinion:

The said land measuring 0.13 acres in R.S Dag No. 227 corresponding to L.R. Dag No. 249 recorded in the names of Collumbine Griha Private Limited and Arrowleaf Villa Private Limited is certified to be clear and marketable.

