

R. N. GHOSE & ASSOCIATES

Advocates & Legal Consultants

10, OLD POST OFFICE STREET, FIRST FLOOR, ROOM NO. 36A
KOLKATA-700 001

PHONE : 033-2231-5366, TELEFAX : 033-2231-5367

Mobile : 98310 24181

e-mail : rngghose@lawyer.com • rng_associates@yahoo.co.in

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 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 Pargana Magura, J.L. No. 74, Touzi No. 119, R.S. Dag No. 222, R.S. Khatian No.28, Mouza-Raghavpur, Police Station-Sonarapur, 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 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. 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 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. 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.

