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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 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



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. 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 4th 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 Baruipur 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 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. 223.
- 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. 223 in favour of the Lessee therein for a term of 13 years with effect from 1st August, 2004.
- H. By a Deed of Surrender of Lease dated 18th march, 2013 made between the said Lokpriya Bricks Private Limited, therein referred to as the Lessee of the One Part and the said Chhikara Brothers and Others, therein referred to as the Lessors of the Other Part the said Lokpriya Bricks Private Limited surrendered their leasehold right title and interest of any nature whatsoever in favour of the said Chhikara Brother & Others.
- I. On or about 3rd December. 2006, the said Priya Vart, who was a Hindu governed by the Mitakshara School of Hindu Law died intestate leaving behind him surviving his said two sons, Surinder Singh and Rajinder Singh, who jointly inherited the share of Late Priya Vart in the said land in R.S. Dag No. 223.
- J. By a Memorandum of Agreement for sale dated 2nd February, 2012 made between the said Chhikara Brothers, one Hisar Bricks Company, Lakhiram Priya Vart, Priya Vart Dewan Singh, Surinder Singh and Rajinder Singh, therein collectively referred to as the

Vendors of the One Part and one Ananta Deal Trade Private Limited, therein referred to as the Purchaser of the Other Part the said 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 2nd February, 2012 the said Ananta Deal Trade Private Limited filed and application under section 9 of the Arbitration & Conciliation Act, 1996 in the Court of the Learned District Judge at Alipore being Title Suit No. 93 of 2012 (which was renumbered as Title Suit No. 2 of 2013) against the said Chhikara Brothers and others.

L. The said disputes between the parties to the said application was amicably settled and pursuant thereto by an order dated 10th May, 2013 passed by the Learned District Judge at Alipore it was directed that the said Chhiraka 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 2nd February, 2012.

M. By a Deed of Conveyance dated 13th May, 2013 made between the said Chhikara Brothers, therein referred to as the Vendor of the One Part, 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. I, 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.

