

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
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 4th 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. I, 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 25th October, 1962 made between the said Chadekh Shek, 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. 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 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. 226.
- G. 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 0.41 acres of land in R.S Dag No. 226, in favour of the Lessee therein for a term of 13 years with effect from 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 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.

- 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 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 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 Lakhiram Priyavart and others.
- 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, 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.

