

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 : rnghose@lawyer.com • rng_associates@yahoo.co.in

14th November, 2018

To
Raghabpur Projects LLP
Kolkata

Dear Sir,

Re.: NIRVANA

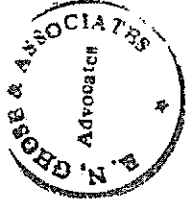
Enclosed please find complete report on title of Mouza- Raghabpur, R.S Dag Number 234 corresponding to L.R Dag No 268 comprised in the project. The Report has been prepared by me on the basis of the documents supplied

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 16th 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 7th 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 Baruipur, in Book No. I, 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 10th 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. I, 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 5th March, 2003 made between the said Haran Chandra Dutta, therein referred to as the Vendor of the One Part and Rajendra 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, 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 28th 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. I, 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 13th 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 Real 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. I, 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 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. 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 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. 234 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. 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, Aakaanksha Aavas 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.

