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To
Raghampur Projects LLP
Kolkata

Dear Sir,

Re.: NIRVANA

Enclosed please find complete report on title of Mouza- Raghampur, 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 Madiennecha 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 Sub-Registrar at Sonarpur, in Book No.I, Volume No. 28, at Pages from 1494 to 1527, Being No. 09862, for the year 2009, the Donor therein for the natural love and affection he had for the Donees

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 heiress, 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 Sebhgatullah, Sk Ansuaruddin and four daughters namely, Rahina Bibi, Alema Bibi, Ayesa Bibi and Habiba Bibi as his legal heirs and heiress, who jointly inherited, inter alia 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.
- P. By a Deed of Conveyance dated 8th March, 2016 made between the Sekh Amirul Selim alias Sekh Selim, Sekh Jahirul Abbas and Sahidull Sekh alias Shaik Sahidulla,

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.

