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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 238 corresponding to L.R Dag No 265 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. 238 (L. R. Dag No. 265):

- A.** One Abdul Malek Shaikh was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of Danga land measuring 0.36 acres, more or less in Pargana Magura, J.L. No. 74, R.S. No. 235, Touzi No. 119, R.S. Dag No. 238, R.S. Khatian No.37, Mouza-Raghavpur, Police Station-Sonarpur, District: 24 Parganas (South).
- B.** By a Bengali Kobala dated 29th September, 1962 made between the said Abdul Malek Shaikh, 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. 3, at Pages from 12 to 16, Being No. 8881, for the year 1962, the Vendor therein for the consideration therein mentioned sold, transferred and conveyed in the said land in R.S Dag No. 238 in favour of the Purchaser therein.
- C.** The said Dewan Singh brought the said land measuring 0.36 acres of land in R.S Dag No. 238, in the family partnership business under the name and style of Lakhiram Priyavart.
- D.** 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.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.
- E.** 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 0.36 acres of land in R.S Dag No. 238.
- F.** 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 0.36 acres of land in R.S Dag No. 2238, in favour of the Lessee therein for a term of 13 years with effect from 1st August, 2004.
- G.** 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.
- H.** 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 0.36 acres of land in R.S Dag No. 238, in favour of the Purchaser therein and/or its nominees.
- I.** 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 Lakhiram Priyavart and others.

J. The said disputes between the parties to the said application was amicably settled and pursuant thereto by and order dated 10th May, 2013 passed by the Learned District Judge at Alipore it was directed that the said Lakhiram Priyavart, Surinder Singh and Rajinder Singh inter alia would transfer the said land measuring 0.36 acres of land in R.S Dag No. 238, 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..

K. By a Deed of Conveyance dated 13th May, 2013 made between the said Lakhiram Priya Vart, therein referred to as the Vendor of the First Part and one Anulekha Complex Private Limited, Anulekha Developers Private Limited, Anulekha Nirman Private Limited and Anulekha Real Estate Private Limited, therein collectively referred to as the Purchasers of the Second Part and Ananta Dealtrade Private Limite, 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 198 to 222, Being No. 06318, for the year 2013 the Vendor therein with the consent and concurrence of the Confirming Party therein sold, transferred and conveyed the said land in R.S Dag No. 238 in favour the Purchasers therein.

L. After such purchase the said Anulekha Complex Private Limited, Anulekha Developers Private Limited, Anulekha Nirman Private Limited and Anulekha Real Estate Private Limited, recorded their names in the L.R Record of Rights in respect of the said R.S Dag No. 238 corresponding to L.R. Dag No. 265 in L.R. Khatian Nos. 567, 565, 568 and 566.

Opinion :

The said land measuring 0.36 acres in R.S Dag No. 238 corresponding to L.R. Dag No. 268 recorded in the names of Anulekha Complex Private Limited, Anulekha Developers Private Limited, Anulekha Nirman Private Limited and Anulekha Real Estate Private Limited is certified to be clear and marketable.

