

## NIRVANA

### TITLE REPORT

1	Name & Address of the Owner(s)	<ol style="list-style-type: none"><li>1. <b><u>AADHIRA NIRMAN LLP</u></b> (Previously Aadhira Nirman private Limited), having its registered address at 24/2, Manasatala Lane, P.S.: - Ekbalpore, Post Office- Khidderpore, Kolkata- 700026</li><li>2. <b><u>AADHIRA REAL ESTATE LLP</u></b> (Previously Aadhira Real Estate Private Limited) having its registered address at 50, Sub Urban School Road, Police Station- Kalighat, Post Office- Bhawanipore, Kolkata- 700025;</li><li>3. <b><u>AADRIKA ENCLAVE LLP</u></b> (Previously Aadrika Enclave Private Limited), having its registered office at 24/2, Manasatala Lane, P.S.: - Ekbalpore, Kolkata- 700026</li><li>4. <b><u>AAKAANKSHA COMPLEX LLP</u></b> (Previously Aakaanksha Complex Private Limited), having its registered Office at 24/2, Manasatala Lane, P.S.: - Ekbalpore, Kolkata- 700026</li><li>5. <b><u>AAMOD CONSTRUCTION LLP</u></b> (Previously Aamod Construction Private Limited), having its registered Office at 50, SUBURBAN SCHOOLROAD, P.S. Kalighat, Kolkata- 700026;</li><li>6. <b><u>AAMOD ENCLAVE PRIVATE LIMITED</u></b> having its registered office at 10/1, Burtolla Street, Post Office- Burrabazar, P.S Posta, Police Station- Kalighat, Kolkata- 700007;</li><li>7. <b><u>AAMOD NIRMAN PRIVATE LIMITED</u></b>, having its registered office at 10/1, Burtolla Street, Post Office- Burrabazar, P.S Posta, Police Station- Kalighat, Kolkata- 700007;</li><li>8. <b><u>AAMOD GRIHA PRIVATE LIMITED</u></b>, having its registered office at 10/1, Burtolla Street, Post Office- Burrabazar, P.S Posta, Kolkata- 700007;</li><li>9. <b><u>VEENAVANI BUILDERS LLP</u></b> (Previously Veenavani Builders Private Limited) having its office at 50, Sub Urban School Road, Police Station- Kalighat, Post Office- Bhawanipore, Kolkata- 700025;</li><li>10. <b><u>SUBHMANI NIWAS LLP</u></b> (Previously Subhmani Niwas Private Limited) having its name at 88B, Sarat Bose Road, Police Station- Ballygunge, Post Office- Kalighat, Kolkata- 700026;</li></ol>
2	Location of the land	<b><u>ALL THAT</u></b> the piece and parcel of land admeasuring about 88 Decimal equivalent to 53.333 Cottahs in several R.S & L.R Dag Nos. lying and situated at Mouza – Raghobpur, J.L. No. 74, Police Station- Sonarpur.



3	Full Description of Property	<b>ALL THAT</b> the piece and parcel of land admeasuring about 88 Decimal equivalent to 53.333 Cottahs in C.S & R.S Dag No. 217, 218, 219 & 220 corresponding to L.R Dag Nos. 234, 236, 237 & 238 lying and situated at Mouza – Raghampur, J.L. No. 74, Police Station- Sonarpur within the limit of Poleghat Gram Panchayet, Addl District Sub Registrar, Sonarpur.
	3.1 Nature of Immovable Property	Commercial Bastu
	3.2 Name of Gram Panchayat/ Municipality/Municipal Corporation	Poleghat Gram Panchayet
	3.6 Nature of Ownership	Land or land with structure as per schedule
4	Tracing of title	<p><b><u>R.S. DAG NO 217 CORRESPONDING TO L.R. DAG NO 234</u></b></p> <p><b>WHEREAS</b> one Chadak Shaikh Son of Late Mokbul Shaikh was the recorded owner in respect of a plot of land being all that the piece and parcel of Sali land measuring about 19 Decimal a little more or less situated at and lying within Mouza Raghampur, Pargana Magura, P.S. Sonarpur , Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur , in the District of Previously 24 Parganas and now South 24 Parganas comprised in R.S. No. 235, J.L. No. 74, Touzi No. 119, R.S. Khatian No. 66, R.S. Dag No. 217, and the same is more fully and particularly mentioned schedule hereunder written.</p> <p><b>AND WHEREAS</b> while thus being so seized and possessed of the aforesaid property as legal owner, the said Chadak Shaikh son of Late Mokbul Shaikh for his legal necessity of money, sold, conveyed, granted, assured, assigned and transferred the aforesaid property ALL that the piece and parcel of Sali land mmeasuring about 19 Decimal situated and lying</p>

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within Mouza Raghampur, Pargana Magura, P.S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R.S. No. 235, J.L. No. 74, Touzi No. 119 R.S. Khatian No. 66, R.S. Dag No. 217, by virtue of a registered Deed of Conveyance 26<sup>th</sup> day of July, 1976. (Bengali Saff Kobala Deed) to one M/s. Hissar Bricks Company for a valuable consideration and the said deed was registered at the office of the Sonarpur Sub Registration Office and recorded in Book No. I, Volume No. 43, Pages from 17 to 19, Being No. 2624 for the year 1976.

**AND WHEREAS** as aforesaid the said M/s Hissar Brics Company became the owner and has since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption by others.

**AND WHEREAS** the said M/s Hissar Bricks Company assured M/s Ananta Dealtrade Private Limited inter alia that no other person and / or persons has any right title interest or claim in the said property and also that no other person as owner or otherwise holding or owning contiguous land has expressed desire or intention to purchase the subject property which is intended to be hereby sold and the said M/s Hissar Brick Company had offered to the M/s Ananta Dealtrade Private Limited herein to sell the aforesaid property being all that the piece and parcel of land measuring 19 Decimal, situated in Mouza Raghampur, Pargana Magura, P.S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R.S. No. 235, J.L. No. 74, Touzi

			<p>No. 119 R.S. Khatian No. 66, R.S. Dag No. 217, L.R. Khatian No. 430 and L.R. Dag No. 234 which is more fully and particularly mentioned and described in the Schedule hereunder written and as such negotiated with the said M/s Ananta Dealtrade Private Limited who being satisfied with the said offer of M/s Hissar Bricks Company and being desirous of acquiring the SAID PROPERTY, entered into an agreement with the said M/s Hissar Bricks Company to purchase the same at or for the price of Rs. 1,10,000/- (Rupees One Lac Ten Thousand) only per Cottah which is equivalent to Rs. 66,611/- (Rupees Sixty Six Thousand Six Hundred Eleven) only per decimal and M/s Hissar Bricks Company accepted to the said proposal of the said M/s Ananta Dealtrade Private Limited and agreed to sell grant convey transfer assign and assure the said property unto and in favour of the M/s Ananta Dealtrade Private Limited and / or its nominee or nominees.</p> <p><b>AND WHEREAS</b> the M/s Hissar Bricks Company herein and also others on the one hand and the M/s Ananta Dealtrade Private Limited on the other, entered into an agreement and executed a Memorandum of Understanding dated 2<sup>nd</sup> February, 2012, for the sale of about 800 Cottahs of land which included the said 19 Decimal of Land being the said property also lying and situate at or within the Mouzas Raghapur and Dhamaitala within the jurisdiction of P.S. Sonarpur , South 24 Parganas by the Vendors named therein for the consideration and on the terms and conditions stated therein, In terms of the said Memorandum of Understanding dated 2<sup>nd</sup> February , 2012, M/s Ananta Dealtrade Private Limited has from time to time as per the request of the said M/s Hissar Bricks</p>
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Company & ors therein made to M/s Ananta Dealtrade Private Limited paid to the said M/s Hissar Bricks Company & ors named therein a total sum of Rs. 3,51,00,000/- (Rupees Three Crores Fifty One Lac) only as and by way of earnest money and in part payment towards the value of the 800 Cottahs of land.

**AND WHEREAS** the M/s Ananta Dealtrade Private Limited has with the consent and concurrence of the said vendors named in the said Memorandum of Understanding dated 2<sup>nd</sup> February , 2012 nominated the Aadhira Nirman Private Limited & Aadhira Real Estate Private Limited to complete the purchase of the said area of land measuring 19 Decimal being the said property (out of the said 800 Cottahs of land ) the same is mentioned in the schedule hereunder written and which is intended to be sold conveyed transferred granted assigned and assured by the said M/s Hissar Bricks Private Limited herein unto and in favour of the Aadhira Nirman Private Limited & Aadhira Real Estate Private Limited herein in part performance of the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012 by dint of Registered Deed of Conveyance dated 13<sup>th</sup> May, 2013 which was duly recorded in Book No. I, CD Volume No 32, Pages from 3765 to 3788 Being no. 06295 for the year 2013 registered at District Sub Registrar- IV, South 24 Parganas.

**AND WHEREAS** Aadhira Nirman Private Limited (now known as Aadhira Nirman LLP) and Aadhira Real Estate Private Limited (now known as Aadhira Real Estate LLP) thus became the joint owner of the said land and have since then been possessing and enjoying the said land peacefully and uninterruptedly and accordingly mutated their names in L.R R.O.R being Khatian No. 533 and 534..



**R.S DAG NO 218 CORRESPONDING TO L.R DAG NO. 236**

**WHEREAS** 1. Md. Manik Mollah, 2. Ellias Ali Mollah, 3. Md. Jamshed Ali Mollah, 4. Md. Eunuji Ali Mollah all sons of Late Manuryddin Mollah, 5. Maharan Bibi wife of Saiyad Ali Mohammad, 6. Joynab Bibi wife of Late Saferauddin Mollah , 7. Fatema Bibi wife of Rausan Ali Laskar, 8. Aklima Khatun Bibi wife of Md. Hossen Piyada AND 9. Meharanika Bibi wife of Late Moniruddin Molla were the absolute joint owners in respect of their inherited property of a plot of land being all that the piece and parcel of Sali Land measuring 25 Decimal a Little more or less situated at and lying within Mouza Raghampur , Pargana Magura, P.S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R.S. No. 235, J.L. No. 74, Touzi No. 119, R.S. Khatian No. 182, R.S. Dag No. 218.

**AND WHEREAS** while thus being so seized and possessed of the aforesaid landed property as legal joint owners the said 1. Md. Manik Mollah, 2. Ellias Ali Mollah, 3. Md. Jamshed Ali Mollah, 4. Md. Eunuji Ali Mollah all sons of Late Manuryddin Mollah, 5. Maharan Bibi wife of Saiyad Ali Mohammad, 6. Joynab Bibi wife of Late Saferauddin Mollah , 7. Fatema Bibi wife of Rausan Ali Laskar, 8. Aklima Khatun Bibi wife of Md. Hossen Piyada AND 9. Meharanika Bibi wife of Late Moniruddin Molla for their legal necessity of money, sold, conveyed, granted, assured, assigned and transferred the aforesaid property being all that the piece and parcel of Sali Land measuring 25 Decimal of land, situated at and lying within

*P. Choudhary*

Mouza Raghampur, Pargana Magura, P.S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of Previously 24 Parganas and now South 24 Parganas comprised in R.S. No. 235, J.L. No. 74, Touzi No. 119, R.S. Khatian No. 182, R.S. Dag No. 218, L.R. Khatian No. 430 and L.R. Dag No. 236 by virtue of a registered Deed of Conveyance dated 30<sup>th</sup> day of July, 1976 by a Bengali Saff Kobala Deed to M/S. Hissar Bricks Company and the said deed was registered in Sonarpur Sub Registration Office and recorded in Book No. I, Volume No. 44, Pages No. 2672 for the year 1976 for valuable consideration paid by the said M/s Hissar Bricks Company.

**AND WHEREAS** as aforesaid the said M/s Hissar Bricks Company became the owner and has since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption by others.

**AND WHEREAS** the M/s Hissar Bricks Company herein assured the M/s Ananta Dealtrade Private Limited inter alia that no other person and / or persons has any right title interest or claim in the said property and also that no other person as owner or otherwise holding or owing contiguous land has expressed desire or intention to purchase the subject property which is intended to be hereby sold and the M/s Hissar Bricks Company had offered to M/s Ananta Dealtrade Private Limited herein to sell the aforesaid property being all that the piece and parcel of land measuring 25 Decimal situate at and lying in Mouza Raghampur , Pargana Magura, P.S. Sonarpur, Sub

			<p>Registration Office previously at Baruipur and now A.D.S.R. Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R.S. No. 235, J.L. No. 74, Touzi No. 119, R.S. Khatian No. 182, R.S. Dag No. 218, L.R. Khatian No. 430 and L.R. Dag No. 236 which is more fully and particularly mentioned and described in the Schedule hereunder written offered to sell the same to the other co-owners therein as also declared in the locality about its such intention to sell but no one offered or agreed to purchase the same or any part thereof when the M/s Hissar Bricks Company herein negotiated with M/s Ananta Dealtrade Private Limited who being satisfied with the offer of M/s Hissar Bricks Company and being desirous of acquiring the SAID PROPERTY, entered into an agreement with M/s Hissar Bricks Company to purchase the same at or for the price of Rs. 1,10,000/- (Rupees One Lac Ten Thousand) only per Cottah which is equivalent as Rs. 66,611/- (Rupees Sixty Six Thousand Six Hundred Eleven) only per Decimal and the M/s Hissar Bricks Company accepted the said Proposal of the M/s Ananta Dealtrade Private Limited and agreed to sell grant convey transfer assign and assure the said property unto and in favour of the said M/s Ananta Dealtrade Private Limited and / or its nominee or nominees.</p> <p><b>AND WHEREAS</b> the M/s Hissar Bricks Company herein and also others on the one hand and the said M/s Ananta Dealtrade Private Limited on the other hand, entered into an agreement and executed a Memorandum of Understanding dated 2<sup>nd</sup> February, 2012 for of sale about 800 Cottahs of land which included the said 25 Decimal of Land also lying and situate at or</p>
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within the Mouzas Raghampur and Dhamaitala within the jurisdiction of P.S. Sonarpur, South 24 Parganas by the said M/s Hissar Bricks Company named therein for the consideration and on the terms and conditions stated therein. In terms of the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012, the M/s Ananta Dealtrade Private Limited has from time to time as per the request of the said vendors therein made to the Confirming Party, paid to the said M/s Hissar Bricks Company & ors named therein a total sum of Rs. 3,51,00,000/- (Rupees Three Crores Fifty One Lac) only as and by way of earnest money and in part payment towards the value of the 800 Cottahs of land.

**AND WHEREAS** the said M/s Ananta Dealtrade Private Limited has with the consent and concurrence of the said M/s Hissar Bricks Company named in the said Memorandum of Understanding dated 02<sup>nd</sup> February, 2012 nominated the Aadrika Enclave Private Limited, M/s Aamod Construction Private Limited (Previously Aamod Construction LLP) & Aakaanksha Complex Private Limited to complete the purchase of the said area of land measuring 25 decimal being the said property morefully and particularly mentioned in the schedule hereunder (out of the said 800 Cottahs of land) and which is intended to be hereby sold, conveyed transferred granted assigned and assured by the said M/s Hissar Bricks Company & ors herein in part performance of the said Memorandum of Understanding and subsequently the said M/s Hissar Bricks Company sold, conveyed, transferred the said plot of land unto and in favour of M/s Aadrika Enclave Private Limited, M/s Aamod Construction Private Limited (Previously Aamod Construction LLP) & M/s Aakaanksha Complex Private Limited having been confirmed by M/s Ananta Dealtrade Private Limited by a registered Indenture dated 13th May, 2013 which was duly recorded in Book No. 1, CD Volume no. 33, Pages 1924 to

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1933 Being No. 06424 for the year 2013 registered at District Sub Registrar-IV, South 24 Parganas.

**AND WHEREAS** Aadrika Enclave Private Limited (now known as Aadrika Enclave LLP) and Aakaanksha Complex Private Limited (now known as Aakaanksha Complex LLP) M/s Aamod Construction Private Limited (Previously Aamod Construction LLP) thus became the joint owner of the said land and have since then been possessing and enjoying the said land peacefully and uninterruptedly and accordingly mutated their names in L.R.R.O.R being Khatian No. 535, 536 and 537.

**R.S. DAG NO. 219 CORRESPONDING TO L.R. DAG NO. 237**

**WHEREAS** by virtue of a registered Deed of Conveyance (Bengali Saf Kobala) dated 3<sup>rd</sup> August, 1974 one Nakuleswar Chakraborty son of Late Haridas Chakraborty sold, conveyed and transferred all that piece and parcel of land measuring a little more or less 27 Decimal situated at and lying within Mouja Raghobpur, in the District of 24 Parganas and now 24 Parganas South and comprised in J.L. No. 74, R.S. 235, R.S. Dag No. 219, R.S. Khatian No. 15, L.R. Khatian No. 436 and L.R. Dag No. 237 to Sri Dewan Singh Chowdhury son of Late Prem Sukh Chowdhury which was registered at the office of the Sonarpur Sub Registration Office and recorded in Book no. I, Volume No. 44, Pages from 287 to 289, Being no. 3308 for the year 1974, for valuable consideration paid by him.

**AND WHEREAS** by virtue of a decree passed in Civil Suit No. 205 of 1983 by the Ld. Addl. Senior Sub Judge, Rohtak,

M/s. Lakhi Ram Priyavart was granted the above mentioned property under R.S. Dag No. 219 being all that the aforesaid land measuring 27 Decimal situated and lying at Raghampur Mouza in the state of West Bengal.

**AND WHEREAS** as aforesaid the M/s. Lakhi Ram Priyavart became the owner and has since then been possessing and enjoying the aforesaid property peacefully without any hindrance and interruption by others.

**AND WHEREAS** by a DEED OF LEASE dated 6<sup>th</sup> January of 2005, executed before the Learned Notary Public Sri Dilip Kumar Basu (having Registration No. 18/1994) of Chief Metropolitan magistrate's Court, 2, Bankshall Street, Calcutta - 700001, by and between the said M/s. Lakhi Ram Priyavart described as the Lessor, AND One M/S LOKPRIYA BRICKS PRIVATE LIMITED, a company incorporated under the provisions of the Indian Companies Act 1956, having its registered office at 84/S-C, Block E, New Alipore, Kolkata - 700053, therein described as the Lessee, for a term or period of 13 (Thirteen) years with effect from 1<sup>st</sup> August of 2004, and on the terms and conditions mentioned therein, of the aforesaid property.

**AND WHEREAS** the aforesaid M/S Lokpriya Bricks Private Limited, mortgaged its leasehold rights as also the consent and concurrence of the respective owners, created an equitable mortgage in favour of the State Bank of India, Taratala

Branch , Kolkata over and in respect of the various plots of land in aggregate measuring about 3.89 Acres, which were / are comprised in R.S. Dag No. s 238 – 36 Decimal, 240 – 14 Decimal, 226 – 41 Decimal, 229 -11 Decimal, 235 – 8 Decimal, 236 – 33 Decimal, 242 – 29 Decimal, 219 – 27 Decimal, 227 – 13 Decimal, 246,258,245,255 -,60 Decimal, 256 – 17 Decimal, 243 – 15 Decimal, 89 – 3 Decimal, and 222 – 79 Decimal, by depositing the Original Title Deeds relating to the aforesaid properties of the aforesaid R.S. Dag No.

**AND WHEREAS** the aforesaid M/S Lokpriya Bricks Private Limited, negotiated with the said State Bank of India, Taratala Branch to pay off the entire dues of the aforesaid bank in order to obtain release of the aforesaid properties being the properties of the aforesaid R.S. Dag No. from the aforesaid mortgage.

**AND WHEREAS** for enabling the said M/s. Lakhi Ram Priyavart to sell the aforesaid property the aforesaid M/S Lokpriya Bricks Private Limited, has after obtaining such consent of the aforesaid State Bank of India, Taratala Branch , Surrender the aforesaid lease by Deed of Surrender of Lease dated 18<sup>th</sup> March, 2013 made and executed before the Learned Notary Public Sri A.K. Sinha (having Registration No. 608 of 1995) of Alipore Police Court, Calcutta – 700027.

**AND WHEREAS** as per the request of the M/s. Lakhi Ram Priyavart & ors under the Memorandum of Understanding



			<p>dated 2<sup>nd</sup> February, 2012, the M/s Anantadeal Trade Private Limited to make an additional advance payment towards the earnest money in further part payment under the Memorandum of Understanding dated 2<sup>nd</sup> February, 2012. Acting at the request of the Vendors named in the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012 and considering the need for paying off the aforesaid State Bank India, Taratala Branch, the said M/s Ananta Dealtrade Private Limited has paid by a Demand Draft No. 323745, dated 23<sup>rd</sup> March, 2013, issued by the State Bank of Indis, Harish MUKherjee Road Branch (102/B, Harish Mukherjee Road, Kolkata – 700025, West Bengal) of a sum of Rs. 41,00,000/- (Rupees Forty One Lac) only to State Bank of India, Stressed Assets Recovery Branch, 2/1, Russel Street, Kolkata – 700071 and has obtained delivery of the aforesaid Original Title Deeds relating to the aforesaid properties of the aforesaid R.S. Dag No.</p> <p><b>AND WHEREAS</b> the M/s. Lakhi Ram Priyavart herein assured the said M/s Ananta Dealtrade Private Limited inter alia that no other person and / or persons has any right title insert or claim in the said property and also that no other person as owner or otherwise holding or owing contiguous land has expressed desire or intention to purchase the subject property which is intended to be sold and the said M/s. Lakhi Ram Priyavart had offered to the said M/s Ananta Dealtrade Private Limited herein to sell the aforesaid property being all that the piece and parcel of land measuring 27 Decimal situated and lying at and within Mouza Raghobpur, Pargana Magura, P.S. Sonarpur, Sub Registration Office previously at Baruipur and now A.D.S.R.</p>
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			<p>Sonarpur, in the District of South 24 Parganas (previously 24 Parganas), comprised in R.S. No. 235, J.L. No. 74, Touzi No. 119, R.S. Khatian No. 15, R.S. Dag No. 219, L.R. Khatian No. 436 and L.R. Dag No. 237 which is more fully and particularly mentioned and described in the schedule hereunder written and hereinafter referred to as the SAID PROPERTY, and as such negotiated with said M/s Ananta Dealtrade Private Limited who being satisfied with the said offer of the said M/s. Lakhi Ram Priyavart and being desirous of acquiring the SAID PROPERTY, entered into a agreement with the said M/s. Lakhi Ram Priyavart to purchase the same at or for the price of Rs. 1,10,000/- (Rupees One Lac Ten Thousand) only per Cottah which is equivalent to Rs. 66,611/- (Rupees Sixty Six Thousand Six Hundred Eleven) only per Decimal and the said M/s. Lakhi Ram Priyavart accepted the said proposal of the M/s Ananta Dealtrade Private Limited and agreed to sell grant convey transfer assign and assure the said property unto and in favour of the M/s Ananta Dealtrade Private Limited and/ or its nominee or nominees.</p> <p><b>AND WHEREAS</b> the said M/s. Lakhi Ram Priyavart and also others on the one hand and the said M/s Ananta Dealtrade Private Limited on the other hand, entered into an agreement and executed a Memorandum of Understanding dated 2<sup>nd</sup> February, 2012 for the sale of about 800 Cottahs of land which included the said 27 Decimal of Land also lying and situate at or within the Mouzas Raghampur and Dhamaitala within the jurisdiction of P.S. Sonarpur , South 24 Parganas by the M/s M/s. Lakhi Ram Priyavart &amp; ors as named therein for</p>
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the consideration and on the terms and conditions stated therein. In terms of the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012, the said M/s Ananta Dealtrade Private Limited has from time to time as per the request of the said M/s. Lakhi Ram Priyavart therein made to the said M/s Ananta Dealtrade Private Limited, paid to the said vendors named therein a total sum of Rs. 3,51,00,000/- (Rupees Three Crores Fifty One Lac) only as and by way of earnest money and in part payment towards the value of the 800 Cottahs of land.

**AND WHEREAS** the said M/s Ananta Dealtrade Private Limited has with the consent and concurrence of the said said M/s. Lakhi Ram Priyavart named in the said Memorandum of Understanding dated 2<sup>nd</sup> February, 2012 nominated the Aamod Enclave Private Limited, Aamod Nirman Private Limited & Aamod Griha Private Limited to complete the purchase of the said area of land measuring 27 Decimal being the said property (out of the said 800 Cottahs of land) the same is mentioned in the schedule hereunder written and which is intended to be sold conveyed transferred granted assigned and assured by the M/s. Lakhi Ram Priyavart herein unto and in favour of the said Aamod Enclave Private Limited, Aamod Nirman Private Limited & Aamod Griha Private Limited herein in part performance of the said Memorandum of Understanding dated 2<sup>nd</sup> February , 2012 and subsequently the said M/s Lakhiram Priyavart sold, conveyed, transferred the said plot of land unto and in favour of Aamod Enclave Private Limited (presently Aamod Enclave LLP), Aamod Nirman Private Limited (Presently Aamod Nirman LLP) & Aamod Griha Private Limited

(Presently Aamod Griha LLP) having been confirmed by M/s Ananta Dealtrade Private Limited by a registered Indenture dated 13th May, 2013 which was duly recorded in Book No. I, CD Volume no. 33, Pages 2007 to 2034 Being No. 06408 for the year 2013 registered at District Sub Registrar-IV, South 24 Parganas.

**AND WHEREAS** Aamod Enclave Private Limited (presently Aamod Enclave LLP), Aamod Nirman Private Limited (Presently Aamod Nirman LLP) & Aamod Griha Private Limited (Presently Aamod Griha LLP) thus became the joint owner of the said land and have since then been possessing and enjoying the said land peacefully and uninterruptedly and accordingly mutated their names in L.R R.O.R being Khatian No. 519, 520 and 521.

**R.S. DAG NO. 220 CORRESPONDING TO L.R. DAG NO. 238**

**Whereas** by a Deed of Sale 23<sup>rd</sup> November, 2004 made between Sri Sambhu Nath Singha Roy son of Late Jagdish Chandra Singha Roy, Smt. Manju Kar wife of Sri Ranjit Kar and Smt Bulbul Singha Roy wife of Sri Jatin Singha Roy, and Sri Rajinder Singh and registered at the office of the District Sub Registrar, Alipore 24 Parganas south in Book No. I, Volume No. 1, Pages from 1416 to 1434 Being No. 00074 for the year 2005, the said Sri Sambhu Singha Roy, son of Late Jagdish Chandra Singha Roy, Smt Manju Kar, wife of Sri Ranjit Kar and Smt Bulbul Singha Roy for the consideration therein mentioned sold, transferred, conveyed, assured, assigned and granted ALL THAT the piece and parcel of Sali land measuring about 17 Decimals lying and situated at R.S Dag No. 220 held by them under R. S Khatian No. 134 (corresponding to L.R Dag No. 238) at Mouza- Raghobpur, Pargana- Magura, P.S Sonarpur, Sub Registration office previously at baruipur and now Addl District Sub Registrar, Sonarpur, in the District of





		<p>previously 24 Parganas and now South 24 Parganas comprised in R.S No. 235, J.L. No. 74, Touzi No. 119 absolutely and forever.</p> <p><b>And Whereas</b> said Rajinder Singh thus became the sole owner of the said land and have since then been possessing and enjoying the aforesaid property without any hindrance and interruption to others and has since mutated his name in L.R.R.O.R vide Khatian No. 266.</p> <p><b>And Whereas</b> the said Rajinder Singh and also others on the other hand and one Ananta Dealtrade Private Limited having its registered office at 50, Sub Urban School Road, P.S Kalighat Kolkata- 700025 on the other hand entered into an agreement and executed a Memorandum of Understanding dated 2<sup>nd</sup> February, 2012 for sale of about 800 Cottahs which included the said 13 Decimal of land being the said land lying and situated at or within the Mouza- Raghobpur within the jurisdiction of P.S Sonarpur, South 24 Parganas by the said Rajinder Singh for the consideration and on the terms and conditions stated therein. In terms of the said Memorandum of Understanding dated 2<sup>nd</sup> February 2012, the said Ananta Dealtrade Private Limited paid the total sum as and by way of earnest money and in part payment towards the value of the 800 cottahs of land.</p> <p><b>And Whereas</b> by reasons of dispute having arisen relating to specific performance of the said MOU dated 2<sup>nd</sup> February, 2012 the said Ananta Dealtrade Private Limited initiated legal proceedings before the Learned District Judge at Alipore being Title Suit 93 of 2012 which was renumbered as Title Suit no. 02 of 2013. The Parties to the said MOU have amicably and mutually settled and resolved the said disputes and the said Rajinder Singh with the other Vendors therein agreed and undertook to complete the sale and transfer of the said 800 Cottahs of land in terms thereof either in favour of the said Ananta Dealtrade Private Limited or its nominees and the Ld District Judge</p>
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		<p>has been pleased to pass an order on 10/05/2013, pursuant where to the sale of the said 800 Cottahs land is being completed by the parties accordance with the said MOU dated 2<sup>nd</sup> February, 2012.</p> <p><b>And Whereas</b> in due compliance of the said order passed by the Learned District Judge, said Rajinder Singh in the said MOU have by various Deed of Conveyances sold and transferred a substantial area of land and sale and transfer of the remaining area is now proposed to be and is being completed within which the said land measuring 17 Decimals is also comprised.</p> <p><b>And Whereas</b> in terms of the said MOU dated 02<sup>nd</sup> February, 2012 the said Ananta Dealtrade Private Limited, has nominated Veenavani Builders Private Limited (now known as Veenavani Builders LLP), Subhmani Niwas Private Limited (now known as Subhmani Niwas LLP) herein to complete the purchase of the said land and at the request of and also in due compliance of its obligations under the said MOU, the said Rajinder Singh have agreed to sell transfer grant convey assign and assure the said land unto and in favour of the Veenavani Builders Private Limited (now known as Veenavani Builders LLP), Subhmani Niwas Private Limited (now known as Subhmani Niwas LLP).</p> <p><b>And Whereas</b> in terms of the said Memorandum of Understanding dated 02<sup>nd</sup> February, 2012 as also the compromise arrived and filed in the said Title Suit and pursuant to the nomination made by the said Ananta Dealtrade Private limited to complete the purchase of the said area of land measuring 17 Decimal being the said land the same is mentioned in the schedule hereunder written and which is intended to be hereby sold conveyed transferred granted assigned and assured by the said Rajinder Singh and in favour of the said Veenavani Builders Private Limited (now known as Veenavani Builders LLP), Subhmani Niwas Private Limited (now known as Subhmani Niwas LLP) and the</p>
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			<p>said Deed was registered at Additional Registrar of Assurances-I, Kolkata and the same was duly recorded in Book No. I, Volume No. 1901-2015, Page from 32243 to 32272 Being No. 190105011 for the year 2015.</p> <p><b>And Whereas</b> Veenavani Builders Private Limited (now known as Veenavani Builders LLP) and Subhmani Niwas Private Limited (now known as Subhmani Niwas LLP) thus became the joint owner of the said land and have since then been possessing and enjoying the said land peacefully and uninterruptedly and accordingly mutated their names in L.R R.O.R being Khatian No. 602 and 603.</p>			
5	Title deeds/document details under which ownership is acquired	DEED NO	RS DAG	LR DAG	AREA (IN DECIMAL)	REGISTRATIO N OFFICE
	Rajinder Singh and In favour of the said Veenavani Builders Private Limited (now known as Veenavani Builders LLP), Subhmani Niwas Private Limited (now known as Subhmani Niwas LLP) and the said Deed was registered at Additional Registrar of Assurances-I, Kolkata and the same was duly recorded in Book No. I, Volume No. 1901-2015, Page	Deed No. 190105011 for the year 2015	220	238	17 Decimal	Addl. Registrar of Assurances-I, Kolkata

		from 32243 to 32272 Being No. 190105011 for the year 2015.					
		Deed of Conveyance dated 13.05.2013 executed by and between M/s Lakhiram Priyavert & M/s Aadhira Nirman Pvt Ltd, Aadhira Real Estate Pvt Ltd	Deed No.- I- 6295/2013	217	234	19 Decimal	District Sub Registrar-IV, South 24 Parganas
		Deed of Conveyance dated 13.05.2013 executed by and between M/s Hissar Bricks & M/s Aadrika Enclave Pvt Ltd, Aakaanksha Complex Pvt Ltd & Aamod Construction Pvt Ltd	Deed No - I- 6287/2013	218	236	25 Decimal	
		Deed of Conveyance dated 13.05.2013 executed by and between M/s Lakhiram Priyavert & M/s Aamod Enclave Pvt Ltd, Aamod Nirman Pvt	Deed No. I- 06408/2013	219	237	27 Decimal	

*Handwritten signature*



		<p>Ans: NO</p> <p>* Whether the property is affected by litigation</p> <p>Ans: NO</p> <p>* Whether the property is affected by Urban Land Ceiling Law:</p> <p>Ans: NO</p> <p>* Whether the property if affected by Environmental Law:</p> <p>Ans: NO</p> <p>* Whether the property is affected by user restrictions under Municipal/Revenue Law:</p> <p>Ans: NO</p> <p>Any other regulatory issue relating to property:</p> <p>Ans: NO</p>
9	List of documents/deeds provided to us & perused by us	<ol style="list-style-type: none"> <li>1. Deed of Conveyance registered at District Sub Registrar-IV, South 24 Parganas, Kolkata and the same was duly recorded in Book No. I, Volume No. 32, Page from 3765 to 3788 Being No. 06295 for the year 2013</li> <li>2. L.R.R.O.R being Khatian No. 533, 534</li> <li>3. Deed of Conveyance registered at District Sub Registrar-IV, South 24 Parganas, Kolkata and the same was duly recorded in Book No. I, Volume No. 32, Page from 3644 to 3668 Being No. 06287 for the year 2013</li> <li>4. L.R.R.O.R being Khatian No. 535, 536 &amp; 537</li> <li>5. Deed of Conveyance registered at District Sub Registrar-IV, South 24 Parganas, Kolkata and the same was duly recorded in Book No. I, Volume No. 33, Page from 2007 to 2034 Being No. 06408 for the year 2013</li> <li>6. L.R. R.O.R being Khatian No. 519, 520 &amp; 521</li> </ol>

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		<p>7. Deed of Conveyance registered at Additional Registrar of Assurances-I, Kolkata and the same was duly recorded in Book No. 1, Volume No. 1901-2015, Page from 32243 to 32272 Being No. 190105011 for the year 2015</p> <p>8. L.R.R.O.R being Khatian No. 602 and 603</p>
10	<p><b>Searches made</b></p> <p>(i) Registration Offices Searched....</p> <p>(ii) ULC .....</p> <p>(iii) Land Acquisition Department...</p> <p>(iv) Court Search...</p>	<p>Searches done for the period of 1955 to 2015</p> <p>No Vesting under Urban Land (Ceiling &amp; Regulation) Act 1976</p> <p>No Vesting found in L.A Records.</p> <p>No</p>
11	Whether the documents examined are duly stamped as per the Stamp Act.	Yes
14	Certificate of Examination	This is to certify that we have examined each & every page of the documents required for giving the title clearance certificate and did not find that transactions under the document are sham and fictitious. We further certify that the stamp used on the main title deeds are presumed to be genuine and documents are duly registered.
15	Certificate of Title	This is to certify that the title of the land of the present landowners are clear, unencumbered and marketable without requirement of any further act or deed on their part.

**SCHEDULE A**  
**(ENTIRE PROPERTY)**

ALL THAT the piece and parcel of Sali land measuring about 88 Decimals lying and situated at R.S Dag No. 217, 218, 219 & 220 held by them under R. S Khatian No. 66, 182, 15 & 134 (corresponding to L.R

*[Handwritten Signature]*

Dag No. 234, 236, 237 & 238) appertaining to L. R Khatian No. 533, 534, 535, 536, 537, 519, 520, 521, 602 & 603 at Mouza- Raghampur, Pargana- Magura, P.S Sonarpur, Sub Registration office previously at Baruipur and now Addl District Sub Registrar, Sonarpur, in the District of previously 24 Parganas and now South 24 Parganas comprised in R.S No. 235, J.L. No. 74, Touzi No. 119

Place: Kolkata.

Dated this 26<sup>th</sup> day of July, 2020.

*Dehryot Ghosh*  
(ADVOCATE)  
WB/547/2009