

Ref: - 70/LGL/APR/2018

Date: - 14.05.2018

Place: - Raipur

Title Search Report & Legal Scrutiny Report

To,

Green Ambience Infrastructure Private Limited

having its registered office at Kachna Road, Khamhardih, Raipur (C.G.)

Sub: - Title Search Report & Legal Scrutiny Report with respect of property bearing Survey Nos.-

631/1 admeasuring-0.712 Hectare, 604/2 admeasuring - 0.299 Hectare, 631/2 admeasuring - 1.323 Hectare, 639/1 admeasuring - 0.154 Hectare, 639/3 admeasuring - 0.170 Hectare, 549/1 admeasuring - 0.130 Hectare, 604/1 admeasuring - 0.174 Hectare, 605/1 admeasuring - 0.129 Hectare, 606/1 admeasuring - 0.105 Hectare, 616 admeasuring - 0.198 Hectare, 548/3 admeasuring - 0.020 Hectare, 617/2 admeasuring - 0.101 Hectare, 629 admeasuring - 1.785 Hectare, 630 admeasuring - 0.510 Hectare, 634/1 admeasuring - 0.340 Hectare, 634/3 admeasuring - 0.514 Hectare, 617/3 admeasuring - 0.105 Hectare, 617/4 admeasuring - 0.109 Hectare, 618 admeasuring - 0.219 Hectare, 619 admeasuring - 0.155 Hectare, 622/1 admeasuring - 0.040 Hectare, 622/2 admeasuring - 0.049 Hectare, 632 admeasuring - 0.668 Hectare, 636 admeasuring - 0.416 Hectare, 634/2 admeasuring - 0.514 Hectare, 635/1 admeasuring - 0.202 Hectare, 635/2 admeasuring - 0.559 Hectare, 635/3 admeasuring - 0.194 Hectare, 633 admeasuring - 0.401 Hectare, 639/2 admeasuring - 0.162 Hectare, 639/4 admeasuring - 0.154 Hectare, 622/4 admeasuring - 0.040 Hectare total project land area admeasuring - 10.651 Hectare (Including Future planning area and road area) Net project area admeasuring - 9.813 hectare or 98130 Sq. Mtr. (Out of which 54227.50 Sq. Mtr. for residential purpose (Including LIG area - 5498.54 Sq. Mtr.), 9900 Sq. Mtr. for Garden, 31623.50 Sq. Mtr. for Road, 348.00 Sq. Mtr. for Sub-station, 639 Sq. Mtr. for commercial purpose, 1392.00 Sq. Mtr. for Club House & Utility Area) situated at Village-Kachna, P.H.No.-110/43, Mahatshi Valmiki Ward No.-28, City, Tahsil and District - Raipur (C.G.) Owned by Green Ambience Infrastructure Private Limited having its registered office at Kachna Road, Khamhardih, Raipur (C.G.) through its directors Shri Aral Choubey son of Late Ramnand Choubey and Shri Pranti Choubey son of Shri Aral Choubey.

Dear Sir,

As per your instruction, I Manish Malhotra, Advocate have conducted the legal scrutiny of the aforesaid project and investigated the title of Green Ambience Infrastructure Private Limited having its registered office at Kachna Road, Khamhardih, Raipur (C.G.) through its directors Shri Aral Choubey son of Late Ramnand Choubey and Shri Pranti Choubey son of Shri Aral Choubey over their immovable property as mentioned in the Schedule-I and conducted a detailed investigation of title since inception and conducted the search of available records of the Index-II till 2015-2016 at Sub-Register office Raipur & Khasra Trace Record (Revenue Records) for last 13 years from 2003 with Revenue Departments to till date and submit my report as under:



PRIYANK-MANISH ASSOCIATES

Priyank Mishra, Advocate

Mobile No.- 9827106951

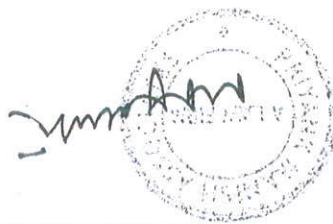
Manish Malhotra, Advocate
Mobile No.- 9826628916

Office: Shop No.- 3, First Floor, Quazi Manzil, Jail Road Raipur (C.G.)

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SCHEDULE-I (Details of Developer and Landowners)

1.	Name & Address of the Developer :	Green Ambience Infrastructure Private Limited having its registered office at Kachna Road, Khamharidh, Raipur (C.G.) through its directors Shri Arsal Choubey son of Late Ramanand Choubey and Shri Pranit Choubey son of Shri Arsal Choubey
2.	Name & Address of the Landowner (Present Owner of the immovable property) :	Green Ambience Infrastructure Private Limited having its registered office at Kachna Road, Khamharidh, Raipur (C.G.) through its directors Shri Arsal Choubey son of Late Ramanand Choubey and Shri Pranit Choubey son of Shri Arsal Choubey
3.	Address of the Property under the project:	All the piece and parcel of property bearing Survey Nos.-631/1 admeasuring-0.712 Hectare, 604/2 admeasuring - 0.299 Hectare, 631/2 admeasuring - 1.323 Hectare, 639/1 admeasuring - 0.154 Hectare, 549/1 admeasuring - 0.170 Hectare, 604/1 admeasuring - 0.130 Hectare, 605/1 admeasuring - 0.174 Hectare, 606/1 admeasuring - 0.129 Hectare, 616 admeasuring - 0.105 Hectare, 548/3 admeasuring - 0.198 Hectare, 617/2 admeasuring - 0.020 Hectare, 0.101 Hectare, 1.785 Hectare, 634/1 admeasuring - 0.510 Hectare, 634/3 admeasuring - 0.340 Hectare, 617/3 admeasuring - 0.514 Hectare, 617/4 admeasuring - 0.105 Hectare, 0.109 Hectare, 618 admeasuring - 0.219 Hectare, 622/1 admeasuring - 0.155 Hectare, 622/2 admeasuring - 0.040 Hectare, 0.049 Hectare, 0.668 Hectare, 634/2 admeasuring - 0.416 Hectare, 635/1 admeasuring - 0.514 Hectare, 635/2 admeasuring - 0.202 Hectare, 0.559 Hectare, 635/3 admeasuring - 0.194 Hectare, 633 admeasuring - 0.401 Hectare, 639/2 admeasuring - 0.401 Hectare,



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admeasuring - 0.162 Hectare, 639/4	admeasuring - 0.154 Hectare, 622/4	admeasuring - 0.040 Hectare total project land area admeasuring - 10.651 Hectare (including Future planning area and road area) Net project area admeasuring - 9.813 hectare or 98130 Sq. Mtr. (Out of which 54227.50 Sq. Mtr. for residential purpose (including LIC area - 5498.54 Sq. Mtr.), 9900 Sq. Mtr. for Garden, 31623.50 Sq. Mtr. for Road, 348.00 Sq. Mtr. for Sub-station, 639 Sq. Mtr. for commercial purpose, 1392.00 Sq. Mtr. for Club House & Utility Area) situated at Village-Kachna, P.H.No.-110/43, Maharshi Valmiki Ward No.- 28, City, Tahsil and District - Raipur (C.G.)
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SCHEDULE-II

(Details of Immovable Property)

1	Plot No. / Land Revenue Survey Nos./Kh. No with its Area covered under Title scrutiny:	All the piece and parcel of property bearing Survey Nos.-631/1 admeasuring-0.712 Hectare, 604/2 admeasuring - 0.299 Hectare, 631/2 admeasuring - 1.323 Hectare, 639/3 admeasuring - 0.154 Hectare, 549/1 admeasuring - 0.170 Hectare, 604/1 admeasuring - 0.130 Hectare, 605/1 admeasuring - 0.174 Hectare, 606/1 admeasuring - 0.129 Hectare, 616 admeasuring - 0.105 Hectare, 548/3 admeasuring - 0.198 Hectare, 617/2 admeasuring - 0.020 Hectare, 629 admeasuring - 0.101 Hectare, 630 admeasuring - 1.785 Hectare, 634/1 admeasuring - 0.510 Hectare, 634/3 admeasuring - 0.340 Hectare, 617/3 admeasuring - 0.514 Hectare, 617/4 admeasuring - 0.105 Hectare, 618 admeasuring - 0.109 Hectare, 619 admeasuring - 0.219 Hectare, 622/1 admeasuring - 0.155 Hectare, 622/2 admeasuring - 0.040 Hectare, 632 admeasuring - 0.049 Hectare, 636 admeasuring - 0.668 Hectare, 634/2 admeasuring - 0.416 Hectare,
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4	Nature/Type of Land/Plot	Residential project (Plot).
3	Boundaries	North - Property of Manjri Khemka and others South - Property of Anandam World City East - Road and others land West - Property of Sahyog Builders
2	Detailed Address of aforesaid Land/Plot:(village, Patwar/Halka no., Block, Municipal Ward No., Tehsil, District, State, Pincode)	Village-Kachna, P.H.No.-110/43, Maharshi Valmiki Ward No.-28, City, Tahsil and District - Raipur (C.G.) within municipal corporation, Raipur. PIN Code-492001
1		admeasuring - 0.514 Hectare, 635/1 admeasuring - 0.202 Hectare, 635/2 admeasuring - 0.559 Hectare, 635/3 admeasuring - 0.194 Hectare, 633 admeasuring - 0.401 Hectare, 639/2 admeasuring - 0.162 Hectare, 639/4 admeasuring - 0.154 Hectare, 622/4 admeasuring - 0.040 Hectare total project land area admeasuring - 10.651 Hectare (including Future planning area and road area) Net project area admeasuring - 9.813 hectare or 98130 Sq. Mtr. (Out of which 54227.50 Sq. Mtr. for residential purpose (including LIC area - 5498.54 Sq. Mtr.), 9900 Sq. Mtr. for Garden, 31623.50 Sq. Mtr. for Road, 348.00 Sq. Mtr. for Sub-station, 639 Sq. Mtr. for commercial purpose, 1392.00 Sq. Mtr. for Club House & Utility Area) situated at Village-Kachna, P.H.No.-110/43, Maharshi Valmiki Ward No.-28, City, Tahsil and District - Raipur (C.G.)

1. Description of Documents Scrutinized & Verified:

I have examined & verified the documents as mentioned in the Schedule-III attached herewith.

SCHEDULE-(III)

Sr. No.	Date of Document	Name of Document	Whether Original/ Certified/ True copy/ Photostat	Photocopy
1	22.10.2012	Certificate of Incorporation of Green Ambience Infrastructure Private Limited issued by Registrar of Companies, Chhattisgarh.	Photocopy	
2	-	Memorandum and Article of Association of Company	Photocopy	
3	31.12.2015	Resolution passed in meeting of board of directors of company regarding appointment of authorized director on behalf of company.	Photocopy	
4	29.05.2014	Demarcation Report with its enclosures.	Photocopy	

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5	06.06.2014	Letter issued by Executive Engineer CSPDCL, Raipur in favour of Green Ambience Infrastructure Private Limited.	Photocopy
6	08.07.2014	Certificate of Registration of Colonizer in Form Two issued by MC, Raipur.	Photocopy
7	08.07.2014	Memo regarding Registration of Colonizer issued by MC, Raipur.	Photocopy
8	15.07.2014	NOC regarding development of colony and construction of house issued by Nazul Officer, Raipur.	Photocopy
9	19.01.2015	Approved layout plan and development permission issued by TCP, Raipur.	Photocopy
10	-	Notice of Diversion in Form A in the name of Green Ambience Infrastructure Private Limited issued by Upper Collector, Raipur.	Photocopy
11	12.01.2017	Diverted B-1 in the name of Green Ambience Infrastructure Private Limited in respect of properties total admeasuring - 9.511 Hectare or 10,22,509 Sq. Ft.	Photocopy
12	23.10.2015	Memo regarding acceptance of possession of EWS reserved properties issued by MC, Raipur with permission for process of registration of deed in favour of MC, Raipur.	Photocopy
13	05.03.2016	Colony Development permission in Form Nine issued by MC, Raipur in favour of Green Ambience Infrastructure Private Limited having details of mortgaged plots in project with MC, Raipur.	Photocopy
14	27.01.2018	Revised approved layout plan and Development permission issued by TCP, Raipur.	Photocopy
15	14.03.2018	Revised Colony Development permission in Form Nine issued by MC, Raipur in favour of Green Ambience Infrastructure Private Limited having details of mortgaged plots in project with MC, Raipur.	Photocopy
16	-	Rin Pustika/Kisan Kitab no.-2330081 in the name of Green Ambience Infrastructure Private Limited.	Photocopy
17	30.03.2013	Sale Deed duly registered on 30.03.2013 executed by Smt. Akhtari Hussain and others in favour of Green Ambience Infrastructure Private Limited bearing serial no.-9412 in respect of property bearing Survey No.-631/1 admeasuring - 0.712 Hectare.	Photocopy
18	30.03.2013	Sale Deed duly registered on 30.03.2013 executed by Jahid Hussain in favour of Green Ambience Infrastructure Private Limited bearing serial no.-9307 in respect of property bearing Survey No.-604/2, 631/2, 639/1 & 639/3 total admeasuring - 1.946 Hectare.	Photocopy
19	30.03.2013	Sale Deed duly registered on 30.03.2013 executed by Intiyaz Hussain and others in favour of Green Ambience Infrastructure Private Limited bearing serial no.-9308 in respect of property bearing Survey No.-549/1, 604/1, 605, 606 & 616 total admeasuring - 0.736 Hectare.	Photocopy



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20	31.03.2013	Sale Deed duly registered on 31.03.2013 executed by Irshad Hussain in favour of Green Ambience Infrastructure Private Limited bearing serial no.-9474 in respect of property bearing Survey No.-548/3, 617/2 & 630 total admeasuring - 0.631 Hectare.	Photocopy
21	26.12.2013	Sale Deed duly registered on 26.12.2013 executed by Natis Vahi in favour of Green Ambience Infrastructure Private Limited bearing serial no.-6063 (Kh) in respect of property bearing Survey No.-629 admeasuring - 1.785 Hectare.	Photocopy
22	26.12.2013	Sale Deed duly registered on 26.12.2013 executed by Imtiyaz Hussain and others in favour of Green Ambience Infrastructure Private Limited bearing serial no.-6065 (Kh) in respect of property bearing Survey No.-634/1 & 634/3 admeasuring - 0.854 Hectare.	Photocopy
23	26.12.2013	Sale Deed duly registered on 26.12.2013 executed by Atzal Hussain and others in favour of Green Ambience Infrastructure Private Limited bearing serial no.-6066 (Kh) in respect of property bearing Survey No.-617/3, 617/4, 618, 619, 622/1, 622/2, 622/4, 632 & 636 total admeasuring - 1.801 Hectare.	Photocopy
24	26.12.2013	Sale Deed duly registered on 26.12.2013 executed by Jahid Hussain in favour of Green Ambience Infrastructure Private Limited bearing serial no.-6064 (Kh) in respect of property bearing Survey No.-634/2, 635/1, 635/2 & 635/3 total admeasuring - 1.469 Hectare.	Photocopy
25	26.12.2013	Sale Deed duly registered on 26.12.2013 executed by Irshad Hussain in favour of Green Ambience Infrastructure Private Limited bearing serial no.-6061 (Kh) in respect of property bearing Survey No.-633 admeasuring - 0.401 Hectare.	Photocopy
26	26.12.2013	Sale Deed duly registered on 26.12.2013 executed by Atzal Hussain in favour of Green Ambience Infrastructure Private Limited bearing serial no.-6062 (Kh) in respect of property bearing Survey No.-639/2 & 639/4 admeasuring - 0.316 Hectare.	Photocopy
27	16.05.2016	Sale Deed duly registered on 29.06.2016 executed by Green Ambience Infrastructure Private Limited in favour of Municipal Corporation, Raipur bearing serial no.-2208 in respect of EWS property.	Photocopy

2. Details of searches and investigation and findings, after scrutiny of the documents as mentioned in the schedule-II and searches of various records viz. Revenue records and records of index-II available in the concern sub-registrar office Raipur, are given as below:

1	Whether the Property is freehold or leasehold?	Freehold
2	If Lease hold then tenure:	Not Applicable

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2.1.	Name of Lessor:	Not Applicable
2.2.	Whether permission for sale is/was obtained by the seller? (Pl mentioned details of permission) Whether the same is required? Effects of Not obtaining?	Not Applicable
2.3.	Whether NOC for creation of Mortgage obtained? Is it required? Effects of Not obtaining?	Not Applicable
2.4.	Any other detrimental Clause in the lease-deed?	Not Applicable
3	How the Present Land Owner acquired title over the property? Whether by Purchase / Gift / Partition / Release / WILL / Inheritance / Allotment etc.	As detailed in tracing of title here under.
1.	In case of Purchase through Sale-deed:- Whether the Seller is /was competent to Sell?	As detailed in tracing of title here under.
ii.	How the Seller acquired the property?	As detailed in tracing of title here under.
iii.	Whether all the previous deeds & link documents till in the name of Present landowner is available? If not available then what is the effect?	Yes, current title deeds are available with landowner/builder, but previous deeds are not available.
iv.	Whether Seller has transferred clear, legal, marketable & free from all encumbrances' title in favor of Present Land Owner?	Yes
4	Whether minor's interest is involved in the property? If yes precautions to be taken	Not found
5	Have you searched all the relevant records viz Index-II in the Sub-Registrar office? Whether any defect or adverse entry found which affect the title of the present owners?	Yes, as much as records are available with SRO, Raipur, no defects or adverse entries were found, which can affect the title of present owner.
6	Have you verified all the current & previous deeds, chain documents, revenue records, Khastra-Nakal/Khatoni&Rin-Pustika, at least for the 30 years period? (Pl mentioned specifically). Whether any defects found which affect the title of the	Yes I have verified current available title deeds, land records and Rin Pustika.



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	present owners? Whether same is found correct and title from person to person have been legally transferred till present owners?	
7	Whether you have verified the contents of the title-deeds? Whether any defect is found in the same?	Yes, no defects found.
8	Are the chain of title-deeds are complete and genuine?	Yes
9	Whether title-deed contains any restrictive clause in respect of free transfer.	No
10	Whether any acquisition proceeding is in progress in the area? Whether the same will affect the mortgage or transfer of title of units in favor of prospective buyers	No
11	Whether property is mutated in the name of Present Land Owners /Transferor? & Where?	Yes
11.1.	With Revenue Authority (mention the name of document by which it is ascertain)	In Diverted B-1 hold by Patwari, the properties are recorded in the name of Green Ambience Infrastructure Private Limited.
11.2.	With Municipal Corporation / DA / MPHB/Nazul	In the records of Municipal Corporation, Raipur, the properties are recorded in the name of Green Ambience Infrastructure Private Limited.
11.3.	Effect of Non Mutation	Not applicable.
12	What is the nature of title of the present owner i.e. tenancy right, full ownership, occupancy right, possessory right, minor's right or any other type or right clarify.	Full ownership right.
13	Have the provisions of the Indian Registration Act and the Indian Stamps Act been complied with?	Yes
14	Whether chain of title is complete and ownership in the name of present land owner is legal, clear, marketable and free from all encumbrances?	Yes
15	In case of transferor is POA holder, verify the genuineness of POA and extent of powers. Whether the POA is properly executed/stamped/	Not applicable



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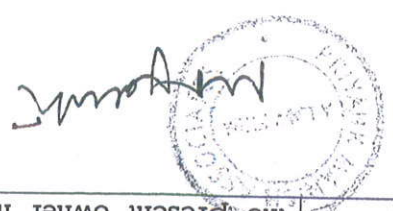
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	authenticating / enforceable as per the law of the place.	
16	Whether up-to-date Division Rent/tax, property tax, lease rent receipt and other govt. taxes are paid?	Yes. A copy of challan in such respect should be obtained.
17	Whether land revenue survey nos. as mentioned in the Colony Development Permission are in concurrence with TCP approval letter & layout and Division Order & Nazul NOC/other permission?	Yes.
18	Whether Mortgagee have valid & legal right to mortgage the said property with the Bank?	Yes
19	Whether Bank can enforce the Mortgage against the lease-hold Mortgaged Property in case of Default?	Not applicable
20	Whether provisions of Urban Land Ceiling Act applicable/ permission obtained? of any restriction in transfer of title by the present landowner?	Not applicable
21	Whether all the legal requirements / permission, under various act / laws, viz. local laws, Municipal laws, Colonization Act, Town & Country Planning Act, M.P. Apartment ownership Act 1976/2000, land laws, MPLR Code 1959, Laws applicable for development of land & construction of building, Building Regulations, Development Control Regulations, MP Coloniser (Registration Terms & Condition) Rules 1998, MP Panchayat Raj Adhiniyam 1993, ULC Act, MP Co-operative Societies Act etc, in order to develop the aforesaid project have been completed and complied?	Yes.
22	Whether property belongs to HUF? If Yes then whether major co-parceners have no objections/join in execution, minor's share if any, rights of female members etc.	No
23	Brief history of the properties and how the present owner has derived the	Brief history of title over the properties is detailed in Tracing of title and should be



title. Is the chain of title for the last 13 years complete? If so, please mention the name of the vendor who was in possession of the land 13 years back and also the names of the subsequent person. Please trace out in brief the devolution of title during the last 13 years and its market ability or otherwise in a narrative form.	
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4. HISTORY OF TITLE:

Due to unavailability of the index II from year 2016-2017 and 2017-2018, in the office of Sub-Registrar, Raipur, I searched said Khalsa in P-II & Diversion office.

TRACING OF TITLE

Sr. No	Khalsa No., House No. & Area of Land	Date of Document	Detail of Title Deed	Boundary
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As per documents made available and searches being conducted by us in various offices, we found that The properties in question were purchased and acquired by its present owners by means of different title deeds and documents and detailed hereunder: -

(i) Property bearing Survey No.-631/1 admeasuring-0.712 Hectare

Property bearing Survey No.-631/1 admeasuring - 0.712 Hectare was purchased by Green Ambience Infrastructure Private Limited through it's the than directors Jaid Hussain son of Mohammad Hussain and Nurnair Irshad Hussain son of Shri Irshad Hussain both resident of Byron Bazaar, Raipur (C.G.) from Akhtari Hussain wife of Late Ashtaque Hussain, Neeluvahi Hussain, Samirvahi Hussain, Jarinvahi Hussain all son/daughter of Late Ashtaque Hussain resident of Byron Bazaar, Raipur (C.G.) by means of a Sale Deed duly registered on 30.03.2013 in Book No.-A-1, Volume No.-58708 at Serial No.-9412 in the office of the Sub-Registrar, Raipur (C.G.) for a valuable consideration of Rs. 71,20,000/-. After that said Green Ambience Infrastructure Private Limited had got mutated its name in the records of revenue.

Previous History

Before that property bearing Survey No.- 631/1 admeasuring - 0.712 Hectare was belongs to Akhtari Hussain wife of Late Ashtaque Hussain, Neeluvahi Hussain, Minor Misvahi Hussain, Minor Samirvahi Hussain, Minor Jarinvahi Hussain all son/daughter of Late Ashtaque Hussain in the year 2002-2003, as per records of revenue. After demise of Misvahi Hussain and due to getting majority by minor the property was got mutated in the name of Akhtari Hussain wife of Late Ashtaque Hussain, Neeluvahi Hussain, Samirvahi Hussain, Jarinvahi Hussain all

(ii)

Property bearing Survey No.-604/2 admeasuring-0.299 Hectare, 631/2 admeasuring - 1.323 Hectare, 639/1 admeasuring - 0.154 Hectare and 639/3 admeasuring - 0.170 Hectare

Property bearing Survey No.-604/2 admeasuring-0.299 Hectare, 631/2 admeasuring - 1.323 Hectare, 639/1 admeasuring - 0.154 Hectare and 639/3 admeasuring was purchased by **Green Ambience Infrastructure Private Limited** through it's the than directors Jahid Hussain son of Mohamnad Hussain and Numair Irshad Hussain both resident of Byron Bazaar, Raipur (C.G.) from Jahid Hussain son of Shri Irshad Hussain resident of Byron Bazaar, Raipur (C.G.) by means of a Sale Deed duly registered on 30.03.2013 in Book No.-A-1, Volume No.-58477 at Serial No.-9307 in the office of the Sub-Registrar, Raipur (C.G.) for a valuable consideration of Rs. 1,94,60,000/-. After that said **Green Ambience Infrastructure Private Limited** had got mutated its name in the records of revenue.

Previous History

Before that property bearing Survey No.-604/2 admeasuring-0.299 Hectare, 631/2 admeasuring - 1.323 Hectare, 639/1 admeasuring - 0.154 Hectare and 639/3 admeasuring - 0.170 Hectare were found in the name of Jahid Hussain in the year 2002-2003, as per records of revenue.

(iii)

Property bearing Survey No.-549/1 admeasuring-0.130 Hectare, 604/1 admeasuring - 0.174 Hectare, 605 admeasuring - 0.129 Hectare, 606 admeasuring - 0.105 Hectare and 616 admeasuring - 0.198 Hectare

Property bearing Survey No.-549/1 admeasuring-0.130 Hectare, 604/1 admeasuring - 0.174 Hectare, 605 admeasuring - 0.129 Hectare, 606 admeasuring - 0.105 Hectare and 616 Hectare were purchased by **Green Ambience Infrastructure Private Limited** through it's the than directors Jahid Hussain son of Mohamnad Hussain and Numair Irshad Hussain son of Shri Irshad Hussain both resident of Byron Bazaar, Raipur (C.G.) from Intiyaz Hussain, Khalida Hussain, Bushra Hussain all son/daughter of Late Ishityak Hussain and Mashuda Hussain wife of Ishityak Hussain (C.G.) by means of a Sale Deed duly registered on 30.03.2013 in Book No.-A-1, Volume No.-58477 at Serial No.-9308 in the office of the Sub-Registrar, Raipur (C.G.) for a valuable consideration of Rs. 73,60,000/-. After that said **Green Ambience Infrastructure Private Limited** had got mutated its name in the records of revenue.

Previous History

Before that property bearing Survey No.-549/1 admeasuring-0.130 Hectare, 604/1 admeasuring - 0.174 Hectare, 605 admeasuring - 0.129 Hectare, 606 admeasuring - 0.105 Hectare and 616 admeasuring - 0.198 Hectare were found in the name of Ishityak Hussain in the year 2002-2003, as per records of revenue. After his demise all said properties were inherited by all his said legal heirs Intiyaz Hussain, Khalida Hussain, Bushra Hussain all son/daughter of Late Ishityak Hussain and Mashuda Hussain wife of Ishityak Hussain and they got mutated their name in the records of revenue vide case no.- 348-A/6 year 2010-2011 order dated 24.11.2011.



(iv) Property bearing Survey No.-548/3 admeasuring- 0.020 Hectare, 617/2 admeasuring - 0.101 Hectare and 630 admeasuring - 0.510 Hectare

Property bearing Survey No.-548/3 admeasuring- 0.020 Hectare, 617/2 admeasuring - 0.101 Hectare and 630 admeasuring - 0.510 Hectare were purchased by **Green Ambience Infrastructure Private Limited** through it's the than directors Jahid Hussain son of

Mohammad Hussain and Numair Irshad Hussain both resident of Byron Bazaar, Raipur (C.G.) from Irshad Hussain son of Mohammad Hussain resident of Byron Bazaar, Raipur (C.G.) by means of a Sale Deed duly registered on 31.03.2013 in Book No.-A-1, Volume No.-58717 at Serial No.-9474 in the office of the Sub-Registrar, Raipur (C.G.) for a valuable consideration of Rs. 63,10,000/-. After that said **Green Ambience Infrastructure Private Limited** had got mutated its name in the records of revenue.

Previous History

Before that property bearing Survey No.-548/3 admeasuring- 0.020 Hectare, 617/2 admeasuring - 0.101 Hectare and 630 admeasuring - 0.510 Hectare were found in the name of Irshad Hussain in the year 2002-2003, as per records of revenue.

(v)

Property bearing Survey No.-629 admeasuring- 1.785 Hectare

Property bearing Survey No.-629 admeasuring- 1.785 Hectare was purchased by **Green Ambience Infrastructure Private Limited** through it's the than directors Jahid Hussain son of Mohammad Hussain and Numair Irshad Hussain both resident of Byron Bazaar, Raipur (C.G.) from Nafis Vahi son of Mohammad Hussain resident of Byron Bazaar, Raipur (C.G.) by means of a Sale Deed duly registered on 26.12.2013 in Book No.-A-1, Volume No.-61224 at Serial No.-6063 (Kh) in the office of the Sub-Registrar, Raipur (C.G.) for a valuable consideration of Rs. 2,67,75,000/-. After that said **Green Ambience Infrastructure Private Limited** had got mutated its name in the records of revenue vide case no.- 683-A/6 year 2013-2014 order dated 11.02.2014.

Previous History

Before that property bearing Survey No.-629 admeasuring- 1.785 Hectare was found in the name of Nafis Vahi in the year 2002-2003, as per records of revenue.

(vi)

Property bearing Survey No.-634/1 admeasuring- 0.340 Hectare and 634/3 admeasuring - 0.514 Hectare

Property bearing Survey No.-634/1 admeasuring- 0.340 Hectare and 634/3 admeasuring - 0.514 Hectare were purchased by **Green Ambience Infrastructure Private Limited** through it's the than directors Jahid Hussain son of Mohammad Hussain and Numair Irshad Hussain son of Shri Irshad Hussain both resident of Byron Bazaar, Raipur (C.G.) from Imtiaz Hussain, Khalida Hussain, Bushra Hussain all son/daughter of Late Ishiyak Hussain and Mashuda Hussain wife of Ishiyak Hussain resident of Byron Bazaar, Raipur (C.G.) by means of a Sale Deed duly registered on 26.12.2013 in Book No.-A-1, Volume No.-61225 at Serial No.-6065 (Kh) in the office of the Sub-Registrar, Raipur (C.G.) for a valuable consideration of Rs. 1,28,10,000/-. After that said **Green Ambience Infrastructure Private Limited** had got mutated its name in the records of revenue vide case no.- 643-A/6 year 2013-2014 order dated 11.02.2014.

Previous History

Before that property bearing Survey No.-634/1 admeasuring- 0.340 Hectare and 634/3 admeasuring - 0.514 Hectare were found in the name of Ishityak Hussain in the year 2002-2003, as per records of revenue. After his demise all said properties were inherited by all his said legal heirs Intiyaz Hussain, Bushra Hussain all son/daughter of Late Ishityak Hussain and Mashuda Hussain wife of Ishityak Hussain and they got mutated their name in the records of revenue vide case no.- 348-A/6 year 2010-2011 order dated 24.11.2011.

(vii)

Property bearing Survey No.-617/3 admeasuring- 0.105 Hectare, 617/4 admeasuring - 0.109 Hectare, 618 admeasuring - 0.219 hectare, 619 admeasuring - 0.155 Hectare, 622/1 admeasuring - 0.040 Hectare, 622/2 admeasuring - 0.040 Hectare, 632 admeasuring - 0.668 Hectare and 636 admeasuring - 0.416 Hectare

Property bearing Survey No.-617/3 admeasuring- 0.105 Hectare, 617/4 admeasuring - 0.109 Hectare, 618 admeasuring - 0.219 hectare, 619 admeasuring - 0.155 Hectare, 622/1 admeasuring - 0.040 Hectare, 622/2 admeasuring - 0.040 Hectare, 632 admeasuring - 0.668 Hectare and 636 admeasuring - 0.416 Hectare were purchased by Green Ambience Infrastructure Private Limited through its the than directors Jahid Hussain son of Mohamnad Hussain and Numatir Hussain son of Shri Irshad Hussain both resident of Byron Bazaar, Raipur (C.G.) from Atzal Hussain, Irshad Hussain, Jahid Hussain, Miss Naimavahi, Rajia Ansari, Nafis Vahi all son/daughter of Mohamnad Hussain, Akhtari Hussain wife of Ashfaq Hussain, Samir Hussain, Jarin Hussain, Nishad Neelu all son/daughter of Late Ashfaq Hussain, Intiyaz Hussain, Khalida Hussain and Bushra Hussain all son/daughter of Late Ishityak Hussain resident of Byron Bazaar, Raipur (C.G.) by means of a Sale Deed duly registered on 26.12.2013 in Book No.-A-1, Volume No.-61225 at Serial No.-6066 (Kh) in the office of the Sub-Registrar, Raipur (C.G.) for a valuable consideration of Rs. 2,70,15,000/-. After that said Green Ambience Infrastructure Private Limited had got mutated its name in the records of revenue vide case no.- 685-A/6 year 2013-2014 order dated 11.02.2014.

Previous History

Before that property bearing Survey No.- 617/3 admeasuring- 0.105 Hectare, 617/4 admeasuring - 0.109 Hectare, 619 admeasuring - 0.155 Hectare, 622/1 admeasuring - 0.040 Hectare, 622/2 admeasuring - 0.049 hectare, 622/4 admeasuring - 0.219 Hectare found in the name of Akhtar Hussain and Rajia Hussain both son/daughter of Mohamnad Hussain, property bearing Survey No.-618 admeasuring - 0.219 Hectare found in the name of Akhtar Hussain son of Mohamnad Hussain, property bearing Survey No.- 632 admeasuring - 0.668 hectare and 636 admeasuring - 0.416 Hectare were found in the name of Irshad Hussain and Akhtar Hussain both son of Mohamnad Hussain in the year 2002-2003, as per records of revenue. After demise of Akhtar Hussain all said properties were inherited by all his said legal heirs Atzal Hussain, Irshad Hussain, Jahid Hussain, Miss Naimavahi, Rajia Ansari, Nafis Vahi all son/daughter of Mohamnad Hussain, Akhtari Hussain wife of Ashfaq Hussain, Samir Hussain, Jarin Hussain, Nishad Neelu all son/daughter of Late Ashfaq Hussain, Intiyaz Hussain, Khalida Hussain and Bushra Hussain all son/daughter of Late

Ishtiyak Hussain and they got mutated their name in the records of revenue vide case nos.- 345-A/6 year 2010-2011, 346-A/6 year 2010-2011 and 347-A/6 year 2010-2011 order dated 24.11.2011.

(viii) Property bearing Survey No.-634/2 admeasuring-0.514 Hectare, 635/1 admeasuring - 0.202 Hectare, 635/2 admeasuring - 0.559 Hectare and 635/3 admeasuring - 0.194 Hectare

Property bearing Survey No.-634/2 admeasuring-0.514 Hectare, 635/1 admeasuring - 0.202 Hectare, 635/2 admeasuring - 0.559 Hectare and 635/3 admeasuring - 0.194 Hectare were purchased by **Green Ambience Infrastructure Private Limited** through it's the than directors Jahid Hussain son of Shri Irshad Hussain and Numair Irshad Hussain both resident of Byron Bazaar, Raipur (C.G.) from Jahid Hussain son of Irshad Hussain both resident of Byron Bazaar, Raipur (C.G.) by means of a Sale Deed duly registered on 26.12.2013 in Book No.-A-1, Volume No.-61225 at Serial No.-6064 (Kh) in the office of the Sub-Registrar, Raipur (C.G.) for a valuable consideration of Rs. 2,20,35,000/-. After that said **Green Ambience Infrastructure Private Limited** had got mutated its name in the records of revenue vide case no.- 684-A/6 year 2013-2014 order dated 11.02.2014.

Previous History

Before that property bearing Survey No.-634/2 admeasuring-0.514 Hectare, 635/1 admeasuring - 0.202 Hectare, 635/2 admeasuring - 0.559 Hectare and 635/3 admeasuring - 0.194 Hectare were found in the name of Jahid Hussain in the year 2002-2003, as per records of revenue.

(ix) Property bearing Survey No.-633 admeasuring-0.401 Hectare

Property bearing Survey No.-633 admeasuring-0.401 Hectare was purchased by **Green Ambience Infrastructure Private Limited** through it's the than directors Jahid Hussain son of Shri Irshad Hussain and Numair Irshad Hussain both resident of Byron Bazaar, Raipur (C.G.) from Irshad Hussain son of Mohamamad Hussain and Numair Irshad Hussain both resident of Byron Bazaar, Raipur (C.G.) by means of a Sale Deed duly registered on 26.12.2013 in Book No.-A-1, Volume No.-61224 at Serial No.-6061 (Kh) in the office of the Sub-Registrar, Raipur (C.G.) for a valuable consideration of Rs. 60,15,000/-. After that said **Green Ambience Infrastructure Private Limited** had got mutated its name in the records of revenue vide case no.- 681-A/6 year 2013-2014 order dated 11.02.2014.

Previous History

Before that property bearing Survey No.- 633 admeasuring- 0.401 Hectare were found in the name of Irshad Hussain in the year 2002-2003, as per records of revenue.

(x) Property bearing Survey No.-639/2 admeasuring - 0.162 Hectare and 639/4 admeasuring-0.154 Hectare

Property bearing Survey No.-639/2 admeasuring - 0.162 Hectare and 639/4 admeasuring-0.154 Hectare were purchased by **Green Ambience Infrastructure Private Limited** through it's the than directors Jahid Hussain son of Mohamamad Hussain and Numair Irshad Hussain son of Shri Irshad Hussain both resident of Byron Bazaar, Raipur (C.G.) from Alzal Hussain son of Mohamamad Hussain resident of Byron Bazaar, Raipur (C.G.) by means of a



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Sale Deed duly registered on 26.12.2013 in Book No.-A-1, Volume No.-61224 at Serial No.-6062 (Kh) in the office of the Sub-Registrar, Raipur (C.G.) for a valuable consideration of Rs. 47,40,000/-. After that said Green Ambience Infrastructure Private Limited had got mutated its name in the records of revenue vide case no.- 682-A/6 year 2013-2014 order dated 11.02.2014.

Previous History

Before that property bearing Survey No.-639/2 admeasuring - 0.162 Hectare and 639/4 admeasuring- 0.154 Hectare were found in the name of Afzal Hussain in the year 2002-2003, as per records of revenue.

Further the name of director of company Shri Arsal Choubey son of Ramnand Choubey was changed and recorded in the records of revenue vide revenue case nos.-2054-A/6 year 2015-2016 order dated 22.04.2016 and 2057-A/6 year 2015-2016 order dated 22.04.2016.

Discussion on approvals, sanction, diversion/conversion and others:

Approval of layout plan

I hereby certify that Green Ambience Infrastructure Private Limited had got approved a layout plan vide development permission no.-588/TCP/PL-44/14/2015, Raipur dated 19.01.2015 issued by TCP, Raipur (C.G.) and same was further revised vide permission no.-1740/TCP/Sec.-30-K/PL-06/2017 dated 27.01.2018 issued by TCP, Raipur (C.G.).

Diversion of property for non-agricultural purpose

I also submit that after approval of layout plan said Green Ambience Infrastructure Private Limited had got diverted the subject property admeasuring - 1036241 Sq. Ft. or 9.627 Hectare for residential purpose and property admeasuring - 20021 Sq. Ft. or 0.186 Hectare for Commercial Purpose vide case no.- 325-A/2 year 2014-2015 and 1938-A/2 year 2014-2015 order dated 12.12.2015 passed by Upper Collector, Raipur (C.G.).

Sanction of building map

Further I also submit that Green Ambience Infrastructure Private Limited had not yet got approved any building plan in said project.

EWS Property sold to MC, Raipur

We further submit said Green Ambience Infrastructure Private Limited had sold the property to admeasuring - 1.472 Hectare (15% of total project area) situated at Village-Kachma in favour of MC, Raipur without any consideration by means of a Sale Deed duly registered on 29.06.2016 in Book No.-A-1, Volume No.-71055 at Serial No.-2208 in the office of the Sub-Registrar, Raipur.

ADDITIONAL INFORMATION ABOUT PROJECT

Name of the Project - "AMALTAS CASTLE"

Total Number of Plots in Project - 498 (Four Hundred Ninety Eight) (Including LIG Plots)
Total Number of LIG Plots - 100 (Hundred)
The project is divided in several sectors i.e. Sector-1 to Sector-11, detailed as under:-

1. In Sector-1 there are 27 Plots
2. In Sector-2 there are 81 Plots
3. In Sector-1 there are 19 Plots



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- There is a Club Area and Commercial Area in said project.

 4. In Sector-1 there are 53 Plots
 5. In Sector-1 there are 58 Plots
 6. In Sector-1 there are 22 Plots
 7. In Sector-1 there are 18 Plots
 8. In Sector-1 there are 71 Plots (All LIC plots)
 9. In Sector-1 there are 70 Plots
 10. In Sector-1 there are 50 Plots
 11. In Sector-1 there are 29 Plots (All LIC plots)

(A) DETAILS OF KHASRA TRACE RECORD / MUTATION ENTRIES:

As per diverted B1 record above said property diverted for residential purpose in the name of Green Ambience Infrastructure Private Limited.

(B) PERMISSIONS & APPROVALS:

In order to develop the aforesaid property/colony/project Green Ambience Infrastructure Private Limited being colonizer/builder/developer of the said colony/project have obtained all the required permission and approvals from various authorities details given as under:

i) Colonizer Registration Certificate:

That in order to develop/construct the said residential colony/project/building, Municipal Corporation, Raipur CG has issued Coloniser Registration Certificate in the name of Green Ambience Infrastructure Private Limited vide its Registration No. 438/2014 date 08.07.2014 for the area under Municipal Area, Raipur, which is valid till 22.05.2019.

ii) Diversion Order u/s 172(1) read with section 59(2) of MPLR Code 1959:

That Green Ambience Infrastructure Private Limited through its partners has/have got diverted said land for the residential & Commercial development of the colony over the property bearing Survey Nos.- 631/1 admeasuring-0.712 Hectare, 604/2 admeasuring - 0.299 Hectare, 631/2 admeasuring - 1.323 Hectare, 639/1 admeasuring - 0.154 Hectare, 639/3 admeasuring - 0.174 Hectare, 605/1 admeasuring - 0.129 Hectare, 606/1 admeasuring - 0.105 Hectare, 616 admeasuring - 0.198 Hectare, 548/3 admeasuring - 0.020 Hectare, 617/2 admeasuring - 0.101 Hectare, 629 admeasuring - 1.785 Hectare, 630 admeasuring - 0.510 Hectare, 634/1 admeasuring - 0.340 Hectare, 634/3 admeasuring - 0.514 Hectare, 617/3 admeasuring - 0.105 Hectare, 617/4 admeasuring - 0.109 Hectare, 618 admeasuring - 0.219 Hectare, 619 admeasuring - 0.155 Hectare, 622/1 admeasuring - 0.040 Hectare, 622/2 admeasuring - 0.049 Hectare, 632 admeasuring - 0.668 Hectare, 636 admeasuring - 0.416 Hectare, 634/2 admeasuring - 0.514 Hectare, 635/1 admeasuring - 0.202 Hectare, 635/2 admeasuring - 0.559 Hectare, 635/3 admeasuring - 0.194 Hectare, 633 admeasuring - 0.401 Hectare, 639/2 admeasuring - 0.162 Hectare, 639/4 admeasuring - 0.154 Hectare, 622/4 admeasuring - 0.040 Hectare total project land area

admeasuring - 10.651 Hectare (Including Future planning area and road area) Net project area admeasuring - 9.813 hectare or 98130 Sq. Mtr. (Out of which 54227.50 Sq. Mtr. for residential purpose (Including LIC area - 5498.54 Sq. Mtr.), 9900 Sq. Mtr. for Garden, 31623.50 Sq. Mtr. for Road, 348.00 Sq. Mtr. for Sub-station, 639 Sq. Mtr. for commercial purpose, 1392.00 Sq. Mtr. for Club House & Utility Area) situated at Village-Kachna, P.H.No.-110/43, Maharshi Valmiki Ward No.-28, City, Tahsil and District - Raipur (C.G.) [Out of which property admeasuring - 1036241 Sq. Ft. or 9.627 Hectare was diverted for residential purpose and property admeasuring - 20021 Sq. Ft. or 0.186 Hectare was diverted for Commercial Purpose vide case no.- 325-A/2 year 2014-2015 and 1938-A/2 year 2014-2015 order dated 12.12.2015 passed by Upper Collector, Raipur (C.G.).]

iii) Colony Development Permission of Municipal Corporation / TCP/ SDO:

That thereafter said Green Ambience Infrastructure Private Limited through its partners has obtained Residential development permission from the MC, Raipur CG in Form Nine bearing no.- 3822 dated 05.03.2016 and further revised vide permission no.- 3640 dated 14.03.2018 to develop said colony over the Survey Nos.- 631/1 admeasuring-0.712 Hectare, 604/2 admeasuring - 0.299 Hectare, 631/2 admeasuring - 1.323 Hectare, 639/1 admeasuring - 0.154 Hectare, 639/3 admeasuring - 0.170 Hectare, 649/1 admeasuring - 0.130 Hectare, 604/1 admeasuring - 0.174 Hectare, 605/1 admeasuring - 0.129 Hectare, 606/1 admeasuring - 0.105 Hectare, 616 admeasuring - 0.198 Hectare, 548/3 admeasuring - 0.020 Hectare, 617/2 admeasuring - 0.101 Hectare, 629 admeasuring - 1.785 Hectare, 630 admeasuring - 0.510 Hectare, 634/1 admeasuring - 0.340 Hectare, 634/3 admeasuring - 0.514 Hectare, 617/3 admeasuring - 0.105 Hectare, 617/4 admeasuring - 0.109 Hectare, 618 admeasuring - 0.219 Hectare, 619 admeasuring - 0.155 Hectare, 622/1 admeasuring - 0.040 Hectare, 622/2 admeasuring - 0.049 Hectare, 632 admeasuring - 0.668 Hectare, 636 admeasuring - 0.416 Hectare, 634/2 admeasuring - 0.514 Hectare, 635/1 admeasuring - 0.202 Hectare, 635/2 admeasuring - 0.559 Hectare, 635/3 admeasuring - 0.194 Hectare, 633 admeasuring - 0.401 Hectare, 639/2 admeasuring - 0.162 Hectare, 639/4 admeasuring - 0.154 Hectare, 622/4 admeasuring - 0.040 Hectare total project land area admeasuring - 10.651 Hectare (Including Future planning area and road area) Net project area admeasuring - 9.813 hectare or 98130 Sq. Mtr. (Out of which 54227.50 Sq. Mtr. for residential purpose (Including LIC area - 5498.54 Sq. Mtr.), 9900 Sq. Mtr. for Garden, 31623.50 Sq. Mtr. for Road, 348.00 Sq. Mtr. for Sub-station, 639 Sq. Mtr. for commercial purpose, 1392.00 Sq. Mtr. for Club House & Utility Area) situated at Village-Kachna, P.H.No.-110/43, Maharshi Valmiki Ward No.-28, City, Tahsil and District - Raipur (C.G.).

iv) Details of Mortgage Plots / Area / Flats as per Mortgage-deed / mortgage Letter issued by Municipal Corporation / SDO:

That according to said colony development permission dated 14.03.2018 following plots are mortgaged with MC, Raipur.

Details of Mortgage Plots Nos. / Flat Nos. / Unit Nos. are given as below:

Under mentioned mortgaged plots can be funded only after issuance of mortgage release letter / mortgage release-deed by the Municipal Corporation.



- (i) Mortgaged Plot in Sector-02 of project are - 46 to 57 (12 Plots)
- (ii) Mortgaged Plot in Sector-05 of project are - 19 to 26 (8 Plots)
- (iii) Mortgaged Plot in Sector-06 of project are - 01 to 22 (22 Plots)
- (iv) Mortgaged Plot in Sector-09 of project are - 62 to 70 (9 Plots)
- (v) Mortgaged Plot in Sector-10 of project are - 20 to 29 (10 Plots)

Total 61 Plots are mortgaged with MC, Raipur.

v). Nazul NOC / IDA NOC / High Rise Permission / Environment NOC / Any other NOC if applicable etc.

Not applicable

That said Green Ambience Infrastructure Private Limited through its partners has got NOC from Nazul for the said colony/project vide its letter no. 98/Va-1/Nazul/2014 dated 15.07.2014 for the development of colony over said property bearing Survey Nos.- 631/1 admeasuring-0.712 Hectare, 604/2 admeasuring - 0.299 Hectare, 631/2 admeasuring - 1.323 Hectare, 639/1 admeasuring - 0.154 Hectare, 639/3 admeasuring - 0.170 Hectare, 549/1 admeasuring - 0.130 Hectare, 604/1 admeasuring - 0.174 Hectare, 605/1 admeasuring - 0.129 Hectare, 606/1 admeasuring - 0.105 Hectare, 616 admeasuring - 0.198 Hectare, 548/3 admeasuring - 0.020 Hectare, 617/2 admeasuring - 0.101 Hectare, 629 admeasuring - 1.785 Hectare, 630 admeasuring - 0.510 Hectare, 634/1 admeasuring - 0.340 Hectare, 634/3 admeasuring - 0.514 Hectare, 617/3 admeasuring - 0.106 Hectare, 617/4 admeasuring - 0.109 Hectare, 618 admeasuring - 0.219 Hectare, 619 admeasuring - 0.155 Hectare, 622/1 admeasuring - 0.040 Hectare, 622/2 admeasuring - 0.049 Hectare, 632 admeasuring - 0.668 Hectare, 636 admeasuring - 0.416 Hectare, 634/2 admeasuring - 0.514 Hectare, 635/1 admeasuring - 0.202 Hectare, 635/2 admeasuring - 0.559 Hectare, 635/3 admeasuring - 0.194 Hectare, 633 admeasuring - 0.401 Hectare, 639/2 admeasuring - 0.162 Hectare, 639/4 admeasuring - 0.154 Hectare, 622/4 admeasuring - 0.040 Hectare total project land area admeasuring - 10.651 Hectare (Including Future planning area and road area) Net project area admeasuring - 9.813 hectare or 98130 Sq. Mtr. (Out of which 54227.50 Sq. Mtr. for residential purpose (Including LIC area - 5498.54 Sq. Mtr.), 9900 Sq. Mtr. for Garden, 31623.50 Sq. Mtr. for road, 348.00 Sq. Mtr. for sub-station, 639 Sq. Mtr. for commercial purpose, 1392.00 Sq. Mtr. for Club House & Utility Area) situated at Village-Kachna, P.H.No.-110/43, Maharshi Valmiki Ward No.-28, City, Tahsil and District - Raipur (C.G.).

vi) Building Permission & Approved Building Plan/ Development Permission by TCP/ Nagar Nigam:

That thereafter said Green Ambience Infrastructure Private Limited through its partners has not yet got sanctioned any building map or permission from any authority, although a layout plan is got approved by TCP, Raipur vide permission no.- 588/TCP/PL-44/14/2015, Raipur dated 19.01.2015 issued by TCP, Raipur (C.G.) and same was further revised vide permission no.- 1740/TCP/Sec.-30-K/PL-00/3017 dated 27.01.2018 issued by TCP, Raipur (C.G.) to develop said colony over the property bearing Survey Nos.- 631/1 admeasuring-0.712 Hectare, 604/2



admeasuring - 0.209 Hectare, 631/2 admeasuring - 1.323 Hectare, 639/1 admeasuring - 0.154 Hectare, 639/3 admeasuring - 0.170 Hectare, 549/1 admeasuring - 0.130 Hectare, 604/1 admeasuring - 0.174 Hectare, 606/1 admeasuring - 0.129 Hectare, 606/1 admeasuring - 0.105 Hectare, 616 admeasuring - 0.198 Hectare, 548/3 admeasuring - 0.020 Hectare, 617/2 admeasuring - 0.101 Hectare, 629 admeasuring - 1.785 Hectare, 630 admeasuring - 0.510 Hectare, 634/1 admeasuring - 0.340 Hectare, 634/3 admeasuring - 0.514 Hectare, 617/3 admeasuring - 0.105 Hectare, 617/4 admeasuring - 0.109 Hectare, 618 admeasuring - 0.219 Hectare, 619 admeasuring - 0.105 Hectare, 622/1 admeasuring - 0.040 Hectare, 622/2 admeasuring - 0.049 Hectare, 632 admeasuring - 0.668 Hectare, 636 admeasuring - 0.416 Hectare, 634/2 admeasuring - 0.514 Hectare, 635/1 admeasuring - 0.202 Hectare, 635/2 admeasuring - 0.559 Hectare, 635/3 admeasuring - 0.104 Hectare, 633 admeasuring - 0.401 Hectare, 639/2 admeasuring - 0.162 Hectare, 639/4 admeasuring - 0.154 Hectare, 622/4 admeasuring - 0.040 Hectare total project land area admeasuring - 10.651 Hectare (including Future planning area and road area) Net project area admeasuring - 9.813 Hectare or 98130 Sq. Mtr. (Out of which 54227.50 Sq. Mtr. for residential purpose (including MC area - 5498.54 Sq. Mtr.), 9900 Sq. Mtr. for Garden, 31623.50 Sq. Mtr. for Road, 348.00 Sq. Mtr. for Sub-station, 639 Sq. Mtr. for commercial purpose, 1392.00 Sq. Mtr. for Club House & Utility Area) situated at Village-Kachna, P.H.No.-110/43, Maharshi Valmiki Ward No.- 28, City, Tahsil and Distt-1 - Raipur (C.G.).

vii). Declaration Under the Provision of M.P. PrakhoshaAdhiniyam 1976/2000: Not applicable
That thereafter in order to construction of Colony named as "....." over the aforesaid land bearing Kh. No. comprising its total area Hect at Mouza - the said land owner was executed the Declaration under the provisions of M.P. PrakhoshaAdhiniyam 1976 and registered the same on dated in Book No. A1, Vol. No. vide its document no. with Sub-Registrar office-CG. That said declaration has covered all the provisions of aforesaid Act and duly executed & registered Obtain from the Registrar.

viii). Development Agreement / Joint Venture Agreement / Partnership-deed / Registered Power of Attorney in favour of Developer (If any) :
Not Applicable

(C) CONCLUSION:

Accordingly chain of title is complete and legally passed from person to person and accordingly thereby said Green Ambience Infrastructure Private Limited having its registered office at Kachna Road, Kachna, Raipur (C.G.) through its directors Shri Amal Choubey son of Late Ramnand Choubey and Shri Pranit Choubey son of Shri Amal Choubey derived legal, valid marketable title over the said land and Plot/Flat and he is able to create equitable mortgage of the said Land / Plot in favour of Bank by deposit of Original registered Sale-deed of the aforesaid property.



GREEN AMBIENCE INFRASTRUCTURE PRIVATE LIMITED
Managing Director

PRİYANK-MANISH ASSOCIATES

Prīyank Mishra, Advocate

Mobile No.- 9827106951

Manish Malhotra, Advocate
Mobile No.- 9826628916

Office: Shop No.- 3, First Floor, Quazi Manzil, Jail Road Raipur (C.G.)

Mail ID: pmalegal@yahoo.in

CERTIFICATE OF TITLE

I Manish Malhotra, Advocate, I have examined the title deeds relating to the scheduled property and that the documents of title referred to in my opinion are valid evidence of right, title and interest. Due to unavailability of index II in the office of the Sub-registrar, I confirm having made a search in the land/ revenue records in the P-II and Diversion Office Raipur (C.G.) and other departments and I do not find anything adverse which prevent the title holders from creating a valid mortgage.

I have examined the documents in details, taking into account all the guidelines in the checklist vide annexure and the other Revenue factors. I confirm having made a search in the land/ revenue records and I do not find anything adverse which prevent the title holders from creating a valid mortgage.

I have examined all the title-deeds and documents relating to the property as mentioned in the schedule-II and on the basis of investigation & scrutiny of all the documents and Search conducted in the land revenue in the concern office for the last 13 years, I confirm that the chain of title is complete and legally passed from person to person have/has got clear, legal, valid, marketable and title over the property as mentioned in the Schedule-I and the residential flats/houses/plots/building being constructed/developed thereon. I further certify:

That the title document mentioned in the chain of title were executed, stamped and registered in accordance with the law. They have the effect of conveying lawful title in favour of the said present owners.

Please obtain affidavit from the borrowers by way of declaration that they are exclusive owner and in possession of the said property, free from all types of litigation, encumbrance, charges etc. Over it and further that they will not transfer in any manner the whole or part of the interest or share of property, during the pendency of the loan.

It is further certify that the property as mentioned in the Schedule-I is not subject matter of any attachment or any process of court nor or they or any of them is the subject matter of any litigation pending before any court of law.

That there are no prior mortgages/charges whatsoever as found during my above referred, search at Sub-Registrar's office pertaining to the immovable property covered by the above said title-deeds/land records.

Manish Seal & Signature of the Advocate (who have conducted the Search & Scrutiny of the records & documents)

Enclosed:

Search Receipt No.- 8/1559 dated 24.04.2018 of Rs. 130/- for the year 2003-2004 to 2015-2016.

PRIYANK-MANISH ASSOCIATES

Priyank Mishra, Advocate
Mobile No.- 9827106951

Manish Malhotra, Advocate
Mobile No.- 9826628916

Office: Shop No.- 3, First Floor, Quazi Manzil, Jail Road Raipur (C.G.)

Mail ID: pmalegal@yahoo.in

- A. Obtain Following Document from the Builder at time of project approval
- 1) All the documents scrutinized and detailed in this opinion herein above

- B. Pre Disbursement Document to be obtained from borrower -

- 1) Original registered Agreement to Sale duly dated and executed by Green Ambience Infrastructure Private Limited in favour of intending borrower/owner in respect of individual plot/house.
- Or
- Allotment Letter (If not under tri-partied agreement and execution and registration of title deed will be done upfront by the builder in favour of intending purchaser)

- C. Document required to be collected at the time of handling over the pay-order -

- 1) Original proposed sale deed duly stamped, registered and executed by Green Ambience Infrastructure Private Limited in favour of intending borrower/owner in respect of individual plot/house.
- 2) Original Possession Letter.
- 3) Photocopy of approved building map and permission.

- D. POST DISBURSEMENT DOCUMENT -

- 1) Certified Copy of Divered B-1 in the name of intending purchaser.

Place: Raipur

Date: 14.05.2018

LEGAL OPINION

That on the basis of aforesaid search carried out in the available Index-II & 13 years revenue record i.e. P-II and after investigation of chain of title I found that it has legally passed from person to person and scrutiny of the documents related to said property produced before me I am of the opinion:-

That the chain of title is complete and legally transferred from person to person and finally said Green Ambience Infrastructure Private Limited having its registered office at Kachna Road, Kharnahardi, Raipur (C.G.) through its directors Shri Arna! Choubey son of Late Ramana! Choubey and Shri Pran! Choubey son of Shri Arna! Choubey derived valid, clear, legal & marketable title over the aforesaid property as mentioned in the schedule-I.

For, Priyank Manish Associates

Partner

Name, Seal & Signature of the Advocate
(who have conducted the Search & Scrutiny of the records & documents)



Date: 14.05.2018

Place: Raipur

Managing Director

GREEN AMBIENCE INFRASTRUCTURE PRIVATE LIMITED

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