

Mobile No. 98290 73760

RAJEEV JOSHI
Advocate

Phone : 0145 - 2640760 (R)
(Off.) 44, K.C. Complex, Opp.
Daulat Bagh, AJMER (Raj)
(Res.) A-488, Near Rotary Club,
Panchsheel Nagar AJMER,

SPECIAL REPORT ON TITLE

ANNEXURE -IV

Date : 23.02.2015

To+

The Chief Manager,
Punjab National Bank,
Kutchery Road, Ajmer

Ref.: Search cum Opinion report in respect to the residential Property Plot No. G -5 Known as "DYANSTY" admeasuring 13811 Sq. mt. situated at Kotra residential scheme, Ajmer belonging to Sankalp Realmart Pvt. Ltd.. The loan shall be granted to 'Proposed Purchaser'.

Dear Sir,

A. PARTICULARS

COUNSEL'S STATEMENT

1. Name of the Borrower with address
2. Name of the person offering Mortgage with parentage/ constitution and address :
3. Details of the property to be mortgaged. As per title deed..As per present position

Proposed Purchaser

Proposed Purchaser

The Concern Flat No.--- built up area sq. ft. 'Dyansry' Plot No. G 5 admeasuring 13811 Sq. mt. situated at Kotra residential scheme, Ajmer

B. INVESTIGATIONS

1. Details of the title deeds/ documents (including Link Deeds Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration.)

(1) Photostate copy of Letter of Auction Acceptance cum Demand dt. 15.03.2013 in f/o Sankalp Realmart Pvt. Ltd. issued by the UIT.

(2) Photostate copy of Letter dt. 12.04.2013 in f/o the Secretary issued by RIICO.

(3) Photostate copy of Letter dt. 03.10.2013 in f/o Sankalp Realmart Pvt. Ltd. issued by the UIT.



(4) Photostate copy of Letter of Possession dt. 07.06.2013 in f/o Sankalp Realmart Pvt. Ltd. issued by UIT.

(5) Photostate copy of Lease deed (Patta) Group Housing alongwith Site Plan dt. 12.04.2014 in f/o Sankalp Realmart Pvt. Ltd. executed by the UIT. The Lease Deed (Patta) has been registered in Book. No. 1, Vol. No. 337, Page No. 6, S.No. 2013003137 and also has been pasted in Addl. B.No. 1, Vol. No. 1345, Page No. 54 to 63 on 15.04.2013 by the Office of the Sub registrar, Ajmer No. 2, Ajmer.

(5) Photostate copy of Sanction Map with forwarding letter dt. 04.03.2014 in f/o Sankalp Realmart Pvt. Ltd. issued by the Dy. Town Planner of UIT.

(6) Duly sworn affidavit in respect to Property by Shri Pavitra Kothari Director of Sankalp Realmart Pvt. Ltd.

2. Whether documents given to the counsel are original one or mere copies of documents ? Photostate.

3. Whether documents given as original title deeds raise any doubt or suspicion ? No

4. Whether the registration particulars number and date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office? Yes

Whether the registration particulars numbers & date and page particulars as given in the title deed Yes



tally with the particulars as stated in the certified copy as obtained from the registrar's office ?

6. Whether the photographs of parties as affixed in conveyance deed/ title deed tally with the photographs seen in the certified copy as obtained from the registrar's office ? Yes
7. Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office ? If not, variations be specified. what is its effect ? Yes
8. Whether the property has been mutated in the name of the person offering the mortgage ? N/a at present,
9. Whether equitable mortgage can be created at the place where the branch disbursing the loan is situate? Yes
10. Whether there is any bar under any local law for creation of the mortgage of the property to be mortgage ? (In some states, there are legal restrictions on creation of the mortgage of agricultural property for non agricultural purposes). No
11. Whether there are any restrictions regarding sale of the property to be mortgaged ? (In some States, there are restrictions for sale of property to residents outside the State). No
12. Whether all the approvals, clearance/ sanctions required for creation of the mortgage have been obtained ? If not obtained, what are such sanction, approvals and clearances yet to be obtained ? N/a



13. Whether the property is ancestral or under joint ownership or the minor is having interest in the property ? Is so, its effect thereof. N/a

14. Whether the property to be mortgaged has been acquired under Land Acquisition Act 1894 ? No

15. Whether Urban Land Ceiling Act is applicable in the state where the property is located ? N/a

16. In case of Lease hold property, whether permission/ Noc from the lessor is required for creation of mortgage ? Whether permission of the lessor/NOC is obtained ? N/a

What is the rate of sharing of unearned income with lessor, in the event of sale of the property ? N/a

Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease ? N/a

Whether terms & condition given in the lease deed have been complied with ? If any condition is violated, effect thereof. N/a

17. Whether any permission of Income Tax Authorities/ Assessing officer is required under the provisions of income tax act for creation of mortgage or any certificate is to be submitted to the Bank to show that no-dues are outstanding to the Income Tax Department ? N/a



Your Sincerely

(RAJEEV JOSHI)
Advocate

18. In respect of agriculture land, whether land is declared surplus or underconsolidation of holdings? N/a

19. Whether certified copies of Revenue records has been obtained and examined to confirm that no dues are outstanding towards the mortgage? N/a

To
The Chief Manager,
Punjab National Bank,
Kutchery Road, Ajmer

Your Sincerely



(RAJEEV JOSHI)
Advocate

Dear Sir,

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed.

I hereby certify that the registration particulars number, date and page particulars etc as shown in the original title deed and contents thereof tally with the information as stated in the records of office of sub registrar of assurance as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photographs of previous owner and of lending mortgagor affixed/ seen in the title deed tally with records of registration office as well as certified copy of the title deed.

Chain of title relating to the property is complete as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of the office of sub registrar/ registrar of assurance and also from the records of other appropriate authorities.

(1) Photostate copy of Letter of Auction Acceptance cum Demand dt. 15.03.2013 in to Sankalp Realmart Pvt. Ltd. issued by the CIT.

(2) Photostate copy of Letter dt. 12.04.2013 in to the Secretary issued by RIICO.

(3) Photostate copy of Letter dt. 03.10.2013 in to Sankalp Realmart Pvt. Ltd. issued by the CIT.

Mobile No. 98290 73760

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(Res.) A-488, Near Rotary Club,
Panchsheel Nagar AJMER,

ANNEXURE - V

CERTIFICATE

Date : 23.02.2015

To

The Chief Manager,
Punjab National Bank,
Kutchery Road, Ajmer

Ref.: Search cum Opinion report in respect to the residential Property Plot No. G -5 Known as "DYANSTY" admeasuring 13811 Sq. mt. situated at Kotra residential scheme, Ajmer belonging to Sankalp Realmart Pvt. Ltd.. The loan shall be granted to 'Proposed Purchaser'.

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- (2) Photostate copy of Letter dt. 12.04.2013 in f/o the Secretary issued by RIICO.
- (3) Photostate copy of Letter dt. 03.10.2013 in f/o Sankalp Realmart Pvt. Ltd. issued by the UIT.

(4) Photostate copy of Letter of Possession dt. 07.06.2013 in f/o Sankalp Realmart Pvt. Ltd. issued by UIT.

(5) Photostate copy of Lease deed (Patta) Group Housing alongwith Site Plan dt. 12.04.2014 in f/o Sankalp Realmart Pvt. Ltd. executed by the UIT. The Lease Deed (Patta) has been registered in Book. No. 1, Vol. No. 337, Page No. 6, S.No. 2013003137 and also has been pasted in Addl. B.No. 1, Vol. No. 1345, Page No. 54 to 63 on 15.04.2013 by the Office of the Sub registrar, Ajmer No. 2, Ajmer.

(5) Photostate copy of Sanction Map with forwarding letter dt. 04.03.2014 in f/o Sankalp Realmart Pvt. Ltd. issued by the Dy. Town Planner of UIT.

(8) Duly sworn affidavit in respect to Property by Shri Pavitra Kothari Director of Sankalp Realmart Pvt. Ltd.

The search report of which is annexed hereto conducted by me for the period from 2013 to 20153 does not disclose any encumbrances at stated therein except a lien of dues over the project of RIICO.

I have not given opinion earlier on investigation of title relating to the same property as detailed hereunder :

- | | |
|---|----------------------|
| (a) Name of lender | Bank of Baroda |
| (b) Date of opinion & reference no.(if any) | Dt. 16.06.2014 |
| (b) Remarks | Opinion for customer |

I find no defects in the title of the person offering mortgage :-

I hereby certify that Sankalp Realmart Pvt. Ltd have a clear, valid and marketable title over the above said property which has lien of equitable mortgage of RIICO they are competent to sell the property subject to submission of NOC issued by RIICO in respect to said Flat. After purchasing of said Flat the Proposed Purchaser shall be competent to create said property into the equitable mortgage.

The valid mortgage can be created by deposit of the following original title deeds and said title deeds are original and genuine and are not duplicate or fake as observed by me. The valid mortgage can be created by deposit of the following original title deeds and documents.

- (1) Original Proposed Sale deed in f/o Proposed Purchaser executed by Sankalp Realmart Pvt. Ltd.. through it's Director Shri Pavitra Kothari.
- (2) Original Agreement to Sale in f/o Proposed Purchaser executed by Sankalp Realmart Pvt. Ltd.. through it's Director Shri Pavitra Kothari.
- (3) Original NOC in respect to concern flat in f/o PNB issued by the RIICO.

(To be obtained)

- (4) Photostate copy of Letter of Auction Acceptance cum Demand dt. 15.03. 2013 in f/o Sankalp Realmart Pvt. Ltd. issued by the UIT.



- (5) Photostate copy of Letter dt. 12.04.2013 in f/o the Secretary issued by the RIICO.
- (6) Photostate copy of Letter dt. 03.10.2013 in f/o Sankalp Realmart Pvt. Ltd. issued by the UIT.
- (7) Photostate copy of Letter of Possession dt. 07.06.2013 in f/o Sankalp Realmart Pvt. Ltd. issued by UIT.
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- (9) Photostate copy of Sanction Map with forwarding letter dt. 04.03.2014 in f/o SankalpRealmart Pvt. Ltd. issued by the Dy. Town Planner of UIT.
- (10) Duly sworn affidavit in respect to Property by Shri Pavitra Kothari Director of Sankalp Realmart Pvt. Ltd.
- (11) Board Resolution in respect to agreement, sale and execution of Property documents in f/o Purchaser. **(To obtained)**
- (12) Obtained copy of Memorandum of Association. (To obtained)

Brief History on Title

Originally the UIT has sold the aforesaid residential plot under auction to SankalpRealmart Pvt. Ltd.. Accordingly the UIT has issued Letter of Auction Acceptance cum Demand No. Nyas/P.S./2011/403 dt. 06.04.2012 in f/o Sankalp Realmart Pvt. Ltd.. After depositing of required amount the UIT has executed a Lease deed alongwith Site Plan on 27.04.2012 in f/o Sankalp Realmart Pvt. Ltd., the Lease Deed has been registered on 27.04.2012 by the Office of the Sub registrar, Ajmer No. 2, Ajmer. So that the property has come legally into hands of Sankalp Realmart Pvt. Ltd. The UIT has handed over a possession of plot vide Letter of Possession bearing No. Nyas/Yojna/Kotra/G-3/2682 dt. 01.05.2013 to Sankalp Realmart Pvt. Ltd.. Finally the Dy. Town Planner of UIT has approved a sanction map for apartment in f/o Sankalp Realmart Pvt. Ltd. on 13.06.2012 In conformity to sanction map Sankalp Realmart Pvt. Ltd is constructing flats over the land. Sankalp Realmart Pvt. Ltd has obtained loan from the RIICO, which is still continuing. After issuing of NOC of RIICO in respect to flat Sankalp Realmart Pvt. Ltd shall be entitle to sale and execute the sale deed of said flat in conformity to board



resolution. Then finally the Proposed Purchaser shall be entitle to create said flat into equitable mortgage in f/o PNB.

I have returned the photostate deed to property owners and obtained affidavit in respect to same and other documents shown to me to returing to the branch official against receipt.

SEARCH REPORT

Account: Sankalp Realmart Pvt. Ltd.

BO: Kutchery Road, Ajmer

Your Sincerely



(RAJEEV JOSHI)

Advocate

Search report relates to search made in

- | | |
|--------------------------|-----|
| a) Sub-registrar, Office | Yes |
| b) Company Registrar | N/a |
| c) Court | N/a |
| d) Other office | N/a |

a) Office of the Co-operative Society

b) Development Authority (DDA/HUDA/ and the like) N/a

e) Any other documents

f) Receipt for payment of Municipal Taxes etc. N/a

1. Sub Registrar/Registrar of Assurance office

The encumbrance certificate was obtained from the Sub registrar, for the period from to and the same disclosed following encumbrances (Certificate enclosed) - N/A

As per practice and procedure of Subregistrar of assurance in Rajasthan the receipt of inspection is duly signed by the competent authority and upon inspection of record by me the non encumbrance certificate is issuing.

2. Besides obtaining encumbrance certificate from the sub registrar, personal search was carried out by me for the purpose. Inspection was made on 13.06.2014 for the period from 2013 to 2015 at the following sub registrar/ offices :-

a) Sub Registrar, Ajmer

b)

The search report disclosed the following encumbrances :-

The outstanding balance of loan a/c of RLICO

3. The ownership of the property being of a company, search was made conducted

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AdvocatePhone : 0145 - 2640760 (R)
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(Res.) A-488, Near Rotary Club,
Panchsheel Nagar AJMER,

Annexure V A

SEARCH REPORT

Account : Sankalp Realmart Pvt. Ltd.

BO : Kutchery Road, Ajmer

Search report relates to searches made in :

- | | | |
|--|-----|-----|
| a) Sub-registrar, Office | Yes | |
| b) Company Registrar | N/a | |
| c) Court | N/a | |
| d) Other office | N/a | |
| | | |
| a) Office of the Co-operative Society | | |
| b)----- Development Authority. | | N/a |
| (DDA/HUDA/ and the like) | | |
| | | |
| e) Any other documents | | |
| i) Receipt for payment of Municipal Taxes etc. | | N/a |

1. Sub Registrar/Registrar of Assurance office
The encumbrance certificate was obtained from the Sub registrar, -----
for the period from ----- to ----- and the same disclosed following
encumbrances (Certificate enclosed) - N/A

As per practice and procedure of Subregistrar of assurance in Rajasthan the
receipt of inspection is duly signed by the competent authority and upon
inspection of record by me the non encumbrance certificate is issuing.

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search was carried out by me for the purpose. Inspection was made on 13.06.2014
for the period from 2013 to 2015 at the following sub registrar/ offices :-
a) Sub Registrar, Ajmer
b)

The search report disclosed the following encumbrances :-
The outstanding balance of loan a/c of RIICO.

3. The ownership of the property being of a company, search was made conducted
in the following offices of the registrar of companies :-



**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : AJMER-I**

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131)

Print Date : 16-02-2015

Fee Receipt No	: 201502001002656	Receipt Date	: 16/02/2015
Name	: RAJEEV JOSHI ADVO., RAJEEV JOSHI ADVO.	Document S. No.	: 201501001002538
Address	: AJMER		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 150
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 150
From Year 2013 To Year 2015		Total Amount	: ₹ 150

Mode of Payment (#Mode Number Amount #)

Agency RJ1616261502068 ₹ 150

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

Details of documents perused	
(1)	Photostat copy of Letter of Auction Acceptance dated 08/05/2013 in the Sankalp Realmart Pvt. Ltd. issued by the UIT.
(2)	Photostat copy of Letter dt. 12/09/2013 in the Secretary issued by RDCV.
(3)	Photostat copy of Letter dt. 01/10/2013 in the Sankalp Realmart Pvt. Ltd. issued by the UIT.
(4)	Photostat copy of Letter of Forwarding dt. 07/08/2013 in the Sankalp Realmart Pvt. Ltd. issued by UIT.
(5)	Photostat copy of Tax deed (Patta-Grama) Housing along with title Plan dt. 12/04/2014 in the Sankalp Realmart Pvt. Ltd. executed by the UIT. The 1 page Title (Patta) has been registered in Book No. 1, Vol. No. 337, Page No. 6, S. No. 201/003137 and has been passed in Addl. H No. 1, Vol. No. 1743, Page No. 34 to dt. 01/04/2014 by the Office of the Sub-Registrar, Ajmer No. 2, Ajmer.
(6)	Photostat copy of Revenue Map with forwarding letter dt. 04/03/2014 in the Sankalp Realmart Pvt. Ltd. issued by the Dy. Town Engineer of UIT.
(7)	Duly sworn affidavit in respect to Property by Mr. P. S. Kishan Director of Sankalp Realmart Pvt. Ltd.

Yours Sincerely

(RAJEEV JOSHI)

Advocate

3. The ownership of the property being of a company , search was made conducted in the following offices of the registrar of companies :-

The search made out in the office of Registrar of companies disclosed :

ROC	INFORMATION
N/a	

4. Inspection of court records disclosed

Name of Court	Date of Order	Nature of order
N/a		

5. Searches made / inspection carried out in the following offices disclosed

Office	Date of Search/ inspection	Information
S.R. Ajmer	16.02.2015	O.K.

6. A study of the following documents disclosed O.K.

Details of documents perused
(1) Photostate copy of Letter of Auction Acceptance cum Demand dt. 15.03.2013 in f/o Sankalp Realmart Pvt. Ltd. issued by the UIT. (2) Photostate copy of Letter dt. 12.04.2013 in f/o the Secretary issued by RIICO. (3) Photostate copy of Letter dt. 03.10.2013 in f/o Sankalp Realmart Pvt. Ltd. issued by the UIT. (4) Photostate copy of Letter of Possession dt. 07.06.2013 in f/o Sankalp Realmart Pvt. Ltd. issued by UIT. (5) Photostate copy of Lease deed (Patta) Group Housing alongwith Site Plan dt. 12.04.2014 in f/o Sankalp Realmart Pvt. Ltd. executed by the UIT. The Lease Deed (Patta) has been registered in Book. No. 1, Vol. No. 337, Page No. 6, S.No. 2013003137 and also has been pasted in Addl. B.No. 1, Vol. No. 1345, Page No. 54 to 63 on 15.04.2013 by the Office of the Sub registrar, Ajmer No. 2, Ajmer. (5) Photostate copy of Sanction Map with forwarding letter dt. 04.03.2014 in f/o Sankalp Realmart Pvt. Ltd. issued by the Dy. Town Planner of UIT. (6) Duly sworn affidavit in respect to Property by Shri Pavitra Kothari Director of Sankalp Realmart Pvt. Ltd.

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