(17)

4553138

रसीद दस्तावेज वगैरह

दफ्तर ..... मुकाम .....

किस को दी गई	दस्तावेज की तफसीलवारी व कीमत या दस्तखत की तारीख या किस्म जो मुहरबंद लिफाफा लिया गया हो जिसके बाबत फीस दाखिल हुई हो उसके ऊपर लिखी हुई इबारत	तादाद फीस (अगर हो तो) दाखल शुदा	रजिस्ट्री के ओहदेदार के छोटे दस्तखत
(1)	(2)	(3)	(4)
	चित्रलेखा पाक्क (आर०)		
	2034 1718		
	कुल.. 150	150	

तारीख 25 APR 2019

उप-पंजीयक

For VINAYAK HOMES

PARTNER

For, VINAYAK HOMES

PARTNER

ANNEXURE-14

Title Search Report & Legal Scrutiny Report
(To be issued on the Letterhead of the advocate)

To.

Sub: - Title Search Report & Legal Scrutiny Report with respect of Kh. No. **25/1,25/2,26/1,26/3,27,34/5,35,36,37,38,39/1,39/2,39/4,40/1,40/2,40/4,42/2, 43/2,AREA 0.097, 0.093,0.154,0.341, 0.170,0.112,0.182,0.170,0.202,0.162,0.180,0.151, 0.110,0.228,0.283,0.160,0.257,0.151, TOTAL AREA 3.203 HECT.**Owned by **VINAYAK HOMES**

Dear Sir.

As per your instruction, I **CHITREKHA PATHAK**, Advocate have conducted the legal scrutiny of the aforesaid project and investigated the title of **VINAYAK HOMES.**over his/her/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 2017-18 Sub-Register office RAIPUR & Khasra Trace Record for last **15** years from **2003** with Revenue Departments to till date and submit my report as under:

SCHEDULE-I
(Details of Developer and Landowners)

1	Name & Address of the Developer :	**VINAYAK HOMES PARTNER ANIL KUMAR DUBEY ADDRESS 440, 4TH FLOOR MAGNETO OFFIZO MAGNETO MALL G.E ROAD RAIPUR (C.G)**
2.	Name & Address of the Landowner (Present Owner of the immovable property) :	**VINAYAK HOMES ADDRESS 440, 4TH FLOOR MAGNETO OFFIZO MAGNETO MALL G.E ROAD RAIPUR (C.G)**
3	Address of the Property under the project:	**VILLAGE DALDAL SEONI PHC 109/41 TAHSIL & DISTRICT RAIPUR (C.G)**

SCHEDULE-II
(Details of Immovable Property)

1	Plot No. / Land Revenue Survey Nos.Kh. No with its Area covered under Title scrutiny:	VILLAGE DALDALSEONI.Kh. No. **25/1,25/2,26/1,26/3,27,34/5,35,36,37,38,39/1,39/2,39/4,40/1,40/2,40/4,42/2, 43/2,AREA0.097,0.093,0.154,0.341,0.170,0.112,0.182,0.170,0.202,0.162,0.180,0.151,0.110,0.228,0.283,0.160,0.257,0.151, TOTAL AREA 3.203 HECT.**

Chitrekha Pathak
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FOR VINAYAK HOMES
PARTNER
PARTNER

2	Detailed Address of aforesaid Land/Plot: (village, Patwari Halka no., Block, Municipal Ward No., Tehsil, District, State, Pincode)	VILLAGE DALDAL SEONI PHC 00041 MUNICIPAL WARD NO. 26 KUSHABHAU THAKRE WARD TAHSIL & DISTRICT RAIPUR (C.G)
3	Boundaries	NORTH- KHASRA NO. 109/41 SOUTH- LAND OF THE SELLER & HIS FAMILY EAST-ROAD WEST- ROAD
4	Nature/Type of Land/Plot	DIVERTED

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/
1.	30/10/2017	REGD.SALE DEED	PHOTO COPY
2.	01/12/2018	KHASRA PII	PHOTO COPY
3.	01/12/2018	B-1	PHOTO COPY
4.	30/06/2018	VIKAS ANUGYA	PHOTO COPY
5.	01/10/2018	DIVERSION INTIMATION	PHOTO COPY
6.	08/03/2018	COLONISER REGN.	PHOTO COPY
7	30/06/2018	T&C APPROVEL LATTER	PHOTO COPY
7.		DEMARKATION ORDER	PHOTO COPY
8.	22/09/2018	NAZUL NOC	PHOTO COPY
9.	28/02/2019	NIGAM TAX RECEIPT	PHOTO COPY
10	19/03/2019	COLONY DEVELOPMENT PERMISSION Corporation	PHOTO COPY

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-i & index-ii available in the concern sub-registrar office RAIPUR, are given as below:

1	Whether the Property is freehold or leasehold?	FREEHOLD (SELF OWNED)
2	If Lease hold then tenure:	NOT APPLICABLE
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 /	PURCHASED BY REGISTERED SALE DEED REGN DATE 30-10-2017BOOK NO.73219 DOCUUMENT NO. 5177

For, VINAYAK HOMES
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	Partition / Release / WILL / Inheritance / Allotment etc.	
i.	In case of Purchase through Sale-deed:- Whether the Seller is /was competent to Sell?	**YES**
ii.	How the Seller acquired the property?	**BY REGISTERED DOCUMENT**
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**
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	**NO**
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?	**1. YES** **2. NO ADVERSE ENTRY FOUND**
6	Have you verified all the current & previous deeds, chain documents, revenue records, Khasra-Nakal/Khatoni & Rin-Pustika, at least for the 30 years period? (Pl mentioned specifically). Whether any defects found which affect the title of the present owners? Whether same is found correct and title from person to person have been legally transferred till present owners?	**1. YES- VERIFIED** **2. NO DEFECT FOUND** **3. PROPERTY HAS BEEN LEGALLY TRANSFERRED FROM PERSON TO PERSON**
7	Whether you have verified the contents of the title-deeds? Whether any defect is found in the same?	1. YES- VERIFIED 2. NO DEFECT 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	**YES, MUTATED IN REVENUE RECORDS AVAILED AT PATWARI OFFICE,**

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For, VINAYAK HOMES
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	/Transferor? & Where?	**MUTATIONNO. 440703.238/051217/09757 & DATE 20/11/2017**
11.1.	With Revenue Authority (mention the name of document by which it is ascertain)	**CERTIFIED COPY OF DIVERTED B1**
11.2.	With Municipal Corporation / DA / MPHB/Nazul	
11.3.	Effect of Non Mutation	**NA**
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**
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/ authenticated / enforceable as per the law of the place.	**NA**
16	Whether up-to-date Diversion Rent/tax, property tax, lease rent receipt and other govt. taxes are paid?	**YES**
17	Whether land revenue survey nos. as mentioned in the Colony Development Permission are in concurrence with TCP approval letter & layout and Diversion Order & Nazul NOC/other permission?	**YES**
18	Whether Mortgagor 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.?	**NA**

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20	Whether provisions of Urban Land Ceiling Act applicable/ permission obtained? of any restriction in transfer of title by the present landowner?	NA
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-parcerners 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 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.	RECENT OWNER VINAYAK HOMES OBTAINED THIS PROPERTY BY WAY OF REGD. SALEDEED. PRIOR HISTORY IN DETAILED BELOW

4. HISTORY OF TITLE:

Due to unavailability of all the index II in the office of Sub–Registrar RAIPUR I searched said

Khasra in P-II & Diversion office.

For VINAYAK HOMES

PARTNER

PARTNER

Chitrekha Paathak
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RACING OF TITLE

Sr. No	Khasra No., House No. & Area of Land	Date of Document	Detail of Title Deed	Boundary
1.	VILLAGE DALDALSEONI .Kh. No. 25/1,25/2,26/1,26/3,27,34/5,35,36,37,38,39/1,39/2,39/4,40/1,40/2,40/4,42/2,43/2,AREA0.097,0.093,0.154,0.341,0.170,0.112,0.182,0.170,0.202,0.162,0.180,0.151,0.110,0.228,0.283,0.160,0.257,0.151, TOTAL AREA 3.203 HECT.	30-10-2017	VINAYAK HOMES PURCHASED THAT PROPERTIY FROM ANIL KUMAR DUBEY & OTHERS BY REGISTERED SALE DEED REGN DATE 30-10-2017BOOK NO.73219DOCUUMENT NO. 5177	NORTH- KHASRA NO. 41 SOUTH- LAND OF THE SELLER & HIS FAMILY EAST-ROAD WEST- ROAD
2.				

Flow of Title

1. Land bearing kh.no.25/1 area0.097 hect.is in the name of ramsundar etc.in the year 2004-05 t0 2008-09 as per khasra p-ii then land transferred to jai bhole agro farm pvt.ltd. By mutation no.169 order dated 13.10.04. Then after jai bhole agro transferred that land to pranjal real state in the year 2012-2013 vide case no.638 a/6 2012-13 order dated 12.12.12 as per record of khasra year 2009-10 to2013-14.then after pranjal real estate transferred that land to anil kumar dubey in year 2015-16 vide mutation no.55 tahsildar raipur order dated 04.10.17.and thenafter anil kumar dubey transferred that land to vinayak homes in the year 2017-18 by regd.sale deed dated 30.10.17.mutation no.03 tahsildar raipur order dated 20.11.2017.

2. Land bearing kh.no.25/2 area0.093 hect.is in the name of birjhu etc.in the year 2004-05 t0 2008-09 as per khasra p-ii then land transferred to jai bhole agro farm pvt.ltd. By mutation no.130 order dated 16.09.04 Then after jai bhole agro transferred that land to pranjal real state in the year 2012-2013 vide case no.638 a/6 2012-13 order dated 12.12.12 as per record of khasra year 2009-10 to2013-14.then after pranjal real estate transferred that land to anil kumar dubey in year 2015-16 vide mutation no.55 tahsildar raipur order dated 04.10.17.and thenafter anil kumar dubey transferred that land to vinayak homes in the year 2017-18 by regd.sale deed dated 30.10.17.mutation no.03 tahsildar raipur order dated 20.11.2017

3. Land bearing kh.no.26/1 area - 0.154 hect.is in the name of mangtin ,sukwantin etc.in the year 2004-05 t0 2008-09 as per khasra p-ii then land transferred to jai bhole agro farm pvt.ltd. By mutation no.167 order dated 13.10.04. Then after jai bhole agro transferred that land to pranjal real state in the year 2012-2013 vide case no.638 a/6 2012-13 order dated 12.12.12 as per record of khasra year 2009-10 to2013-14.then after pranjal real estate transferred that land to anil kumar dubey in year 2015-16 vide mutation no.55 tahsildar raipur order dated 04.10.17.and thenafter anil kumar dubey transferred that land to vinayak homes in the year 2017-18 by regd.sale deed dated 30.10.17.mutation no.03 tahsildar raipur order dated 20.11.2017

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For, VINAYAK HOMES
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4. Land bearing kh.no.26/2 area 0.453 hect.is in the name of rekhram etc.in the year 2004-05 t0 2008-09 as per khasra p-ii then land transferred to jai bhole agro farm pvt.ltd. Then after jai bhole agro transferred that land to pranjal real state in the year 2012-2013 vide case no.638 a/6 2012-13 order dated 12.12.12 as per record of khasra year 2009-10 to2013-14.then after pranjal real estate transferred that land to anil kumar dubey in year 2015-16 vide mutation no.55 tahsildar raipur order dated 04.10.17.and thenafter anil kumar dubey transferred that land to vinayak homes in the year 2017-18 by regd.sale deed dated 30.10.17.mutation no.03 tahsildar raipur order dated 20.11.2017

5. Land bearing kh.no.27/1 area0.170 hect.is in the name of ferhin vishakha etc.in the year 2004-05 t0 2008-09 as per khasra p-ii then land transferred to jai bhole agro farm pvt.ltd. By mutation no.170 order dated 13.10.04. Then after jai bhole agro transferred that land to pranjal real state in the year 2012-2013 vide case no.638 a/6 2012-13 order dated 12.12.12 as per record of khasra year 2009-10 to2013-14.then after pranjal real estate transferred that land to anil kumar dubey in year 2015-16 vide mutation no.55 tahsildar raipur order dated 04.10.17.and thenafter anil kumar dubey transferred that land to vinayak homes in the year 2017-18 by regd.sale deed dated 30.10.17.mutation no.03 tahsildar raipur order dated 20.11.2017

6. Land bearing kh.no.34/1&34/2 area 0.182 hect.is in the name of ramsundar etc.in the year 2004-05 t0 2008-09 as per khasra p-ii then land transferred to jai bhole agro farm pvt.ltd. By mutation no.169 order dated 13.10.04. Then after jai bhole agro transferred that land to pranjal real state in the year 2012-2013 vide case no.638 a/6 2012-13 order dated 12.12.12 as per record of khasra year 2009-10 to2013-14.then after pranjal real estate transferred that land to anil kumar dubey in year 2015-16 vide mutation no.55 tahsildar raipur order dated 04.10.17.and thenafter anil kumar dubey transferred that land to vinayak homes in the year 2017-18 by regd.sale deed dated 30.10.17.mutation no.03 tahsildar raipur order dated 20.11.2017

7. Land bearing kh.no.34/3,&34/4 area 0.182 hect.is in the name of birju s/o hariram in the year 2004-05 t0 2008-09 as per khasra p-ii then land transferred to jai bhole agro farm pvt.ltd. By mutation no.120 order dated 16-09-2004. Then after jai bhole agro transferred that land to manisha urf babli and minor panjal vali anil kumar dubey in the year 2012-2013 vide case no.640 a/6 2012-13 order dated 12.12.12 as per record of khasra year 2009-10 to2013-14.then after transferred that land to anil kumar dubey in year 2015-16 vide mutation no.55 tahsildar raipur order dated 04.10.17.and thenafter anil kumar dubey transferred that land to vinayak homes in the year 2017-18 by regd.sale deed dated 30.10.17.mutation no.03 tahsildar raipur order dated 20.11.2017.

8. Land bearing kh.no.35 area0.182 hect.is in the name of ferhin s/o nathu in the year 2004-05 t0 2008-09 as per khasra p-ii then land transferred to jai bhole agro farm pvt.ltd. By mutation no.170 order dated 13.10.04. Then after jai bhole agro transferred that land to pranjal real state in the year 2012-2013 vide case no.638 a/6 2012-13 order dated 12.12.12 as per record of khasra year 2009-10 to2013-14.then after pranjal real estate transferred that land to anil kumar dubey in year 2015-16 vide mutation no.55 tahsildar raipur order dated 04.10.17.and thenafter anil kumar dubey transferred that land to vinayak homes in the year 2017-18 by regd.sale deed dated 30.10.17.mutation no.03 tahsildar raipur order dated 20.11.2017.

9. Land bearing kh.no.36 area0.42 hect.is in the name of dukhit s/o hinchharam in the year 2004-05 t0 2008-09 as per khasra p-ii then land transferred to jai bhole agro farm pvt.ltd. By mutation no.237 order dated 11.01.05. Then after jai bhole agro transferred that land to pranjal real state in the year 2012-2013 vide case no.638 a/6 2012-13 order dated 12.12.12 as per record of khasra year 2009-10 to2013-14.then after pranjal real estate transferred that land to anil kumar dubey in year 2015-16 vide mutation no.55 tahsildar raipur order dated 04.10.17.and thenafter anil kumar dubey transferred that land to vinayak homes in the year 2017-18 by regd.sale deed dated 30.10.17.mutation no.03 tahsildar raipur order dated 20.11.2017.

For, VINAYAK HOMES

PARTNER

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10. Land bearing kh.no.37 area0.202 hect.is in the name of raghunath s/o garibdas in the year 2004-05 t0 2008-09 as per khasra p-ii then land transferred to jai bhole agro farm pvt.ltd. By mutation no.18 order dated 12.02.05 . Then after jai bhole agro transferred that land to pranjal real state in the year 2012-2013 vide case no.638 a/6 2012-13 order dated 12.12.12 as per record of khasra year 2009-10 to2013-14.then after pranjal real estate transferred that land to anil kumar dubey in year 2015-16 vide mutation no.55 tahsildar raipur order dated 04.10.17.and thenafter anil kumar dubey transferred that land to vinayak homes in the year 2017-18 by regd.sale deed dated 30.10.17.mutation no.03 tahsildar raipur order dated 20.11.2017.

11. Land bearing kh.no.38 area0.162 hect.is in the name of santosh ganga etc.in the year 2004-05 t0 2008-09 as per khasra p-ii then land transferred to jai bhole agro farm pvt.ltd. By mutation no.16 order dated 12.02.05. Then after jai bhole agro transferred that land to pranjal real state in the year 2012-2013 vide case no.638 a/6 2012-13 order dated 12.12.12 as per record of khasra year 2009-10 to2013-14.then after pranjal real estate transferred that land to anil kumar dubey in year 2015-16 vide mutation no.55 tahsildar raipur order dated 04.10.17.and thenafter anil kumar dubey transferred that land to vinayak homes in the year 2017-18 by regd.sale deed dated 30.10.17.mutation no.03 tahsildar raipur order dated 20.11.2017.

12. Land bearing kh.no.39 area 0.474 hect.is in the name of kapil ramnath raju etc.in the year 2004-05 t0 2008-09 as per khasra p-ii and this record page is very damage then land devided in 3 partkh.no.39/1,39/2,39/3 area 0.180,0.151, 0.143 hect. by aapsi batwaranama mutation no.207 order dated 22.03.05 .then after this land total area 0.474 hect. transferred to jai bhole agro farm pvt.ltd. in the year 2009-10.. Then after jai bhole agro transferred that land to pranjal real state in the year 2012-2013 vide case no.638 a/6 2012-13 order dated 12.12.12 as per record of khasra year 2009-10 to2013-14.then after pranjal real estate transferred that land to anil kumar dubey in year 2015-16 vide mutation no.55 tahsildar raipur order dated 04.10.17.and thenafter anil kumar dubey transferred that land to vinayak homes in the year 2017-18 by regd.sale deed dated 30.10.17.mutation no.03 tahsildar raipur order dated 20.11.2017.

13. Land bearing kh.no.40 area0.761 hect.is in the name of dukhuram s/o mehattar .in the year 2004-05 t0 2008-09 as per khasra p-ii .then land devided in 2 part ,first is kh.no.40/1 area 0.478 hect. in the name minor feku and ravi s/o bhagtu in the year 2011-12 property transferred in the name of monulal s/o ramchand vide mutation no.2 a/6 -2011-12 order dated 21.10.2011and the second part is kh.no.40/2 area 0.283 hec. in the name of bahorik . then land transferred to pranjal real estate kh.no.40/1 and 40/3 area 0.228 ,0.250 total area 0.478 hect.vide case vno. 1573 a /6-2013-14 order dated 23.05.2014 as per record khasra pii 2009-10 to2012-13. khasra no. 40/2 area 0.283 transferred to jai bhole vide mutation no. 129 order dated 16.09.05. then after pranjal real estate transferred that land to anil kumar dubey in year 2015-16 vide mutation no.55 tahsildar raipur order dated 04.10.17.and thenafter anil kumar dubey transferred that land to vinayak homes in the year 2017-18 by regd.sale deed dated 30.10.17.mutation no.03 tahsildar raipur order dated 20.11.2017.

14. Land bearing kh.no.41/1 area0.474 hect.is in the name of fekuram s/o mangtu and kh.no. 41/2 area 0.073 hect. in the name of ramratan s/o kanhaiya etc.in the year 2004-05 t0 2008-09 as per khasra p-ii .then in the year 2008-09 kh.no.41/2 area 0.073 hect.transferred to anil real estate by mutation no. 223 order dated 10.10.08.then m/s anil real estate transferred the land area 0.073 hect. to anil kumar dubey in year 2015-16 vide mutation no.55 tahsildar raipur order dated 04.10.17.and thenafter anil kumar dubey transferred that land to vinayak homes in the year 2017-18 by regd.sale deed dated 30.10.17.mutation no.03 tahsildar raipur order dated 20.11.2017.

15. Land bearing kh.no.42 area0.332 hect.is in the name of mangtu s/o kanhaiya etc.in the year 2004-05 t0 2008-09 as per khasra p-ii then land transferred to m/s anil real estate vide mutation no. 223 order dated 10.10..08.then m/s anil real estate transferred that land to pranjal real state in the year 2012-2013 vide case no.as per record of khasra year 2009-10 to2013-14.then

For, VINAYAK HOMES

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after pranjal real estate transferred that land to anil kumar dubey in year 2015-16 vide mutation no.55 tahsildar raipur order dated 04.10.17.and thenafter anil kumar dubey transferred that land kh.no.42/2 area 0.257 hect.to vinayak homes in the year 2017-18 by regd.sale deed dated 30.10.17.mutation no.03 tahsildar raipur order dated 20.11.2017.and balance land kh.no.42/1 in the name of anil real estate in revenue records.

16. Land bearing kh.no.43 area0.186 hect.is in the name of thakur ram s/o hemram .in the year 2004-05 t0 2008-09 as per khasra p-ii then land transferred in the year 2009-10 to jai bhole agro farm pvt.ltd. (record pages damaged). Then after in the year 2012-13 jai bhole agro transferred that land to a.k.dubey s/o radheshyam dubey mutation case no. 636 a/6 year 2012-2013 order dated 12.12.12. then after a.k.dubey transferred that land kh.no. 43/2 area0.151 hect. to vinayak homes in the year 2017-18 by regd.sale deed dated 30.10.17.mutation no.03 tahsildar raipur order dated 20.11.2017.and balance land kh.no. 43/1 area 0.035 hect.in the name of a.k.dubey .and kh. no. 43/3 area 0.020 hect.for road in the revenue records.

17. that vinayak homes diverted the purchased land vide revenue case no. 675 a/12 and 3661 a/12 year 2017-18 order dated 01.10.18.

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

As per diverted B1 record above said property diverted for residential purpose in the name of **VINAYAK HOMES, AS PER ORDER IN REVENUE CASE NO. & ORDER DATED**

(B) PERMISSIONS & APPROVALS:

In order to develop the aforesaid property/colony/project **VINAYAK HOMES** 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 VINAYAK HOMES vide its Registration No 534/2018 date **08/03/2018** for the area under **KUSHABHAU THAKRE WARD NO 26** .

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

That **VINAYAK HOMES** has/have got diverted said land bearing khasra No. for the residential & Commercial development of the colony over the **KUSHABHAU THAKRE WARD, VILL. DALDAL SEONI.** vide its order no 765A/2-2017-18 dated **1/10/2018.**

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

That thereafter said **VINAYAK HOMES** has obtained Residential development permission from the **Town & Country Planning** CG vide its letter no. **15225/ NGN/DHARA/ P.L. 27/16/2018** dated **30/06/2018**
to develop said colony over the **Kh. No. 25/1 , 25/2, 26/1, 26/3, 27, /34/5, 35/, 36/, 37/, 38/ 39/1, 39/2, 39/4, 40/1, 40/2, 40/4, 42/2/, 43/2, Mauza - Vill. Daldalseoni dist -Raipur (C.G).**which was corrected with vide Letter no.. dated.....

For, VINAYAK HOMES
PARTNER

For, VINAYAK HOMES
PARTNER

Chitrekha Paathak
Sabira Begum
Advocates
Room No.-109, Table No.-38,
Dist. Court, RAIPUR (C.G.)

That thereafter said ..... has obtained Residential development permission from the **Municipal Corporation** .....-CG vide its letter no. **697** dated **–9/03/2019** to develop said colony over the **Kh. No. /1 , 25/2, 26/1, 26/3, 27, /34/5, 35/, 36/, 37/, 38/ 39/1, 39/2, 39/4, 40/1, 40/2, 40/4, 42/2/, 43/2 Mauza - Vill. DalDal Seoni (C.G).**

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

That said Municipal Corporation / SDO has issued mortgage letter vide its no. 3471 ... dated 19.03.2019 in respect to mortgaged of 15 % area/flats/plots from aforesaid approved layout against guarantee of internal development of the said colony.

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

Aforesaid mortgaged plots/flats/area can be funded only after issuance of mortgage release letter / mortgage release-deed by the Municipal Corporation / SDO / Gram Panchayat.

Plot Nos. 29/ 30/ 31/ 32/ 45 / 46/ 47 /48/ 62 /63 /64/ 65/ 78/ 79/ 80/ 81/ 97/ 98 / 99/ 100/ 122 /123 /124/ 125/ 126/ (Total No Of 25 Plots) AREA 87.84 , 87.84, 87.84 , 87.84, 87.84, 87.84, 87.84, 87.84, 78.00 , 78.00 , 78.00 , 78.00 , 78.00, 124.75 , 80.77, 78.00, 102.26, 102.26, 102.26,102.26, 87.84, 87.84, 87.84, 87.84, 87.84 (TOTAL 2224.48 SQM)

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

That said **VINAYAK HOMES** has got NOC from NAZUL DEPARTMENT for the said colony/project vide its case no. **73A/20(4) 2017-2018** dated **22-09-2018** for the development of the over the **Kh. No as per detail given in Schedule-ii colum number 01Mauza – daldalseoni dist -Raipur** (C.G).

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

That said **vinayak homes** has obtained Building permission from the Nagar Nigam. CG vide its Permission no. ..... Date ..... to develop said Residential Colony over the **Kh. No. ..... comprising its area ..... Hect. Mouza - ....., PH. No. ..... R.I.C ....., Tehsil & Dist. .....(C.G).**
Obtain from the builder

vii). **Declaration Under the Provision of M.P. Prakhostha Adhiniyam 1976/2000:NOT APPLICABLE**

viii). **Development Agreement / Joint Venture Agreement / Partnership-deed / Registered Power of Attorney in favour of Developer (If any) :**

(C) CONCLUSION:

Accordingly chain of title is complete and legally passed from person to person and accordingly thereby said **VINAYAK HOMES** derived legal, valid marketable title over the said land land/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.

For, VINAYAK HOMES

PARTNER

Chitrekha Paathak
Sabira Begum
Advocates
Room No.-109, Table No.-38

For, VINAYAK HOMES

PARTNER

CERTIFICATE OF TITLE

I **CHITREKHA PATHAK** 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 confirms 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.

Chitrekha Pathak
Sabira Begum
Advocates
Room No.-109, Table No.-36,
Dist. Court, RAIPUR (C.G.)

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

Enclosed:
Search Receipt No. **8/1568** (**4553138**).dated **25/04/2019** of Rs. **150/-**(ONE HUNDREADFIFTY) for the year **2003-04** to **2017-18**

A. Obtain Following Document from the Builder at time of project approval
1)
2)

For, VINAYAK HOMES
PARTNER
For, VINAYAK HOMES
PARTNER

3)
4)

B. Pre Disbursement Document to be obtained from borrower –
FLATS / PLOTS-

C. Document required to be collected at the time of handling over the pay-order –
1)
2)

D. POST DISBURSEMENT DOCUMENT –
1)
2)

Place:
Date:

On the Letter of the Advocate

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 VINAYAK HOMES derived valid, clear, legal & marketable title over the aforesaid property as mentioned in the schedule-I.

Chitrekha Paathak
Sabira Begum
Advocates
Room No.-109, Table No.-38,
Dist. Court, RAIPUR (C.G.)

Place:
Date:

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

For, VINAYAK HOMES

PARTNER

For, VINAYAK HOMES

PARTNER