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रसोद दस्तावेज वीरह
मुकाफ

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क्रि. सं. (1)	दस्तावेज को संश्लेषणकारी या कीमत या दस्तावेज की तारीख या जिसमें जो मुहरबंद लिपिकारी लिख गया हो जिसके बाबाई फीस उचित हों हो उसके ऊपर लिखी हुई इच्छा	तादाद फीस (अगर हो तो) उचित रुप (3)	रजिस्ट्री के मौजुदादार के छोटे दस्तावेज (4)
	विमल राम 206 2005-6 81576 2.7 JUL 2018 177	10 12	

उप-पंजीकृत

TITLE SEARCH REPORT

To,

Dt. 27/07/2018

Subject:- Title Search Report and Legal Scrutiny Report with respect of Aadharshela Developers.

Dear Sir,

As per your instruction, I Vimal Sharma, advocate have conducted the legal scrutiny of the aforesaid project and investigated in the Schedule-I and conducted a detailed 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 year 2015-16 Sub-Register office Raipur & Khasra Trace Record for last 13 years from 2004-05 to 2017-18 with revenue departments to till date and submit my report as under.

Schedule-I
(Detail of developer and Landowners)

1.	Name & Address of the Developer:	Aadharshela Developers Office- T-3, Raheja Towers, Jail Road Raipur (C.G.) Through Partner- 1. Smt. Manjeet Kaur W/o Ajinder Singh Chawla 2. Partidar Developers India Pvt. Ltd. Reg. Office- Radhakrishna Sawmill Compound, Fatadin, Through- Vasudev Patel S/o Khimji Patel Raipur Tah. & Distt. Raipur (C.G.)
2.	Name & Address of the Landowner (Present Owner of the immovable property)	do
3.	Address of the property under the project	Ward No. 7, Veer Shivaji Ward, Main Road Khamtari P.C.No. 108, RIC Raipur 1. Tah. & Distt Raipur (C.G.)

For, Aadharshela Developers

Partner/ Attorney

VIMAL SHARMA
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Schedule-II
Details of the Immovable property

Survey/ Khasra/ House / Plot/ Site No.	Extent/ Area of Land / Building	Location Village / Municipality/ Sub- District / District
1 Sheet No. 8, Kh.No. 479/1, 480/2, 481/2, 489/4 Plot No.2/1	30017 sq.ft.	Situating at. Ward No. 7, Veer Shivaji Ward Khamtari P.C.No. 108, RIC Raipur 1, Tah. & Distt Raipur (C.G.)
2 Sheet No. 8, Kh.No. 479/1, 480/2, 481/2, 489/4 Plot No.2/2	35501 sq.ft.	
3 Sheet No. 8, Kh.No. 479/1, 480/2, 481/2, 489/4 Plot No.2/6	15040 sq.ft.	
4 Sheet No. 8, Kh.No. 479/1, 480/2, 481/2, 489/4 Plot No.2/8	5800 sq.ft.	
5 Sheet No. 8, Kh.No. 479/1, 480/2, 481/2, 489/4 Plot No.2/4	5010 sq.ft.	
6 Sheet No. 8, Kh.No. 479/1, 480/2, 481/2, 489/4 Plot No.2/4	5010 sq.ft.	
7 Sheet No. 8, Kh.No. 479/1, 480/2, 481/2, 489/4	10501 sq.ft.	
8 Sheet No. 8, Kh.No. 479/1, 480/2, 481/2, 489/4 Plot No.2/9	7972 sq.ft.	
9 Sheet No. 8, Kh.No. 479/1, 480/2, 481/2, 489/4 Plot No.2/7	5040 sq.ft.	
10 Sheet No. 8, Kh.No. 479/1, 480/2, 481/2, 489/4 Plot No.2/11	8029sq.ft.	
11 Sheet No. 8, Kh.No. 479/1, 480/2, 481/2, 489/4 Plot No.2/10	8029 sq.ft.	
12 Sheet No. 8, Kh.No. 479/1, 480/2, 481/2, 489/4 Plot No.2/3	10260 sq.ft.	
13 Sheet No. 8, Kh.No. 479/1, 480/2, 481/2, 489/4 Plot No.2/12	16316.25 sq.ft.	
Total Area	162525 sq.ft.	

Nature type of land/plot	Open Land
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Schedule-III
Details / Description of the Documents scrutinized

I have examined and Verify that document mentioned in the schedule-III attached herewith.

S.No.	Date of Document	Name / Type of document	Whether Original / Certified / True copy / Photostat
1)	14/12/2010	Regd. Sale Deed	Photocopy
2)	31/03/2011	Regd. Sale Deed	Photocopy
3)	04/09/1998	Regd. Sale Deed	Photocopy
4)	04/09/1998	Regd. Sale Deed	Photocopy
5)	04/09/2002	Regd. Sale Deed	Photocopy
6)	11/03/2011	Regd. Sale Deed	Photocopy
7)	05/01/2011	Regd. Sale Deed	Photocopy
8)	08/09/1998	Regd. Sale Deed	Photocopy
9)	30/08/2002	Regd. Sale Deed	Photocopy

For, Aadharshila Developers

Partner/ Attorney

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10)	23/09/1998	Regd. Sale Deed	Photocopy
11)	14/07/1999	Regd. Sale Deed	Photocopy
12)	05/08/1998	Regd. Sale Deed	Photocopy
13)	20/09/2002	Regd. Sale Deed	Photocopy
14)	05/09/2002	Regd. Sale Deed	Photocopy
15)	27/07/1998	Regd. Sale Deed	Photocopy
16)	18/06/1999	Regd. Sale Deed	Photocopy
17)	18/06/1999	Regd. Sale Deed	Photocopy
18)	05/08/1998	Regd. Sale Deed	Photocopy
19)	29/08/1998	Regd. Sale Deed	Photocopy
20)	18/08/1999	Regd. Sale Deed	Photocopy
21)	06/08/2004	Regd. Sale Deed	Photocopy
22)	27/11/2010	Regd. Release Deed	Photocopy
23)	16/12/2010	Regd. Release Deed	Photocopy
24)	26/12/2013	Firm Registration	Photocopy
25)	29/08/2017	Diverted B-1	Certified copy
26)	28/07/2017	Colonizer Registration	Photocopy
27)	13/07/2017	Partnership deed	Photocopy
28)	30/06/2018	building permission	Photocopy
29)	05/04/2018	Development permission	Photocopy
30)	22/05/2018	Colony Development letter	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-I & Index-II available in the concern sub-registrar office Raipur are given as below.

1.	Describe nature of title (viz., full ownership rights, leasehold rights, occupancy/ possessory rights or any other)	Full ownership rights
	Is the title is leasehold rights, state	No.
	a. Whether the lease deed has been registered as required under Law.	N.A.
	b. The period of the lease	N.A.
	c. Whether any permission/ NOC from lessor is required for creation of mortgage	N.A.
2.	Mention minor's interest, if any is involved. If so, whether Court permission (except in case of HUF property) has been obtained for offering the property as security.	N.A.
3.	State here whether the mortgagor / title holder is in unhindered possession of the property and if so, the period for which he is in such possession.	Yes
	i. It / Are the property/ies free from encumbrances	Yes
4.	Please give detailed account of creation of charge/ mortgage or redemption for a minimum period of 13 years and also state the subsisting charge/ mortgage if any, mentioned in the encumbrance certificate for the last 13 years.	Yes, These property is free from encumbrance in last 13 Years.

For, Aadharshila Developers

[Signature]

Partner/ Attorney

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	i. The period covered under Encumbrance Certificate issued by the Sub- Registrar of Assurances / search made in the records / Registered of the office of Sub- Registrar of Assurance.	Search fees receipt No. Attached for the searches made for the period from 2005-06 to 2017-18 in the office of Sub-registrar, Raipur. However I verified the records in the office of sub Registrar Raipur from 2005-06 to 2017-18 Years. 2016-17 to 2017-18 Index II are not available in the office of sub registrar Raipur. I did not find any adverse entry during this period (As per available record). However I advise that you may obtain a declaration by means of affidavit from the property holder to the effect that he has not encumbered the said property in favour of any third party and there is no any litigation pending in any court of Law.
	ii. Search in respect of companies registered under the companies Act, 1956	N.A.
5	Whether Urban Land Ceiling Clearance is required to be obtained before the mortgage is created. If the ULC clearance has been obtained for creating the mortgage in favour of the Bank, Please mention the number and date of the proceedings.	This act is abolished.
6	Whether permission for conversion of lands from Agricultural use to residential / commercial use is obtained wherever necessary. If applicable, state the reference of the proceedings.	Yes This land is Diverted.
7	If the property sought to be mortgaged is agricultural lands,	No.
	i. whether the land is within the ceiling limit, fixed as per the concerned state land Reforms Law in force	N.A.
	ii. Whether taking as collateral security for non-agricultural purposes is possible.	N.A.
8	Whether from the documents produced, there exists any pending litigation with respect to the property offered as security. If Please furnish details.	No
9	In case of Partition Deeds,	
	i. Whether the same is registered under the Law for the time being in force and original thereof if available for deposit	No

For, Aadharshila Developers

(Signature)

Partner/ Attorney

(Signature)
VIMAL SHARMA
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	ii. in case original is not available and the partition deed is made in more than one copy at the time of registration duly signed by all expectants, whether	N.A.
	a. to get an affidavit/ declaration from the holder of the original partition deed confirming the availability with him and the original not deposited with anybody as security over the share of the prospective mortgagor	N.A.
	b. the shareholder or predecessor in title have been permitted to treat their copy of the partition deed as original for their share	N.A.
10	In case of inherited property, whether the family genealogy ascertained and flow of title considered in the light of such genealogy bearing in mind the provisions of succession laws applicable to the parties. The genealogy must be sworn to by means of an affidavit by the party/ies.	N.A.
11	In case the mortgage is sought to be created by agent under power of Attorney, please state whether.	No
	a. The Power of Attorney is registered	N.A.
	b. It authorises the Agent to deposit the title deeds for creation of mortgage over the properties of the principal for the loan to be given to the prospective borrower.	N.A.
	c. Whether Power of Attorney empowers the PA holder to borrow on behalf of the principal.	N.A.
12	Whether up-to-date tax/cist receipts have been verified and it is ensured that there are no arrears of land / Municipal Taxes, as the case may be, over the property.	N.A.
13	In case of devolution of property by a will, whether the will has been probated or letter of administration is obtained.	N.A.
14	i. Whether the title deed under which mortgagor acquired title and parent title deeds are available in original.	Yes
	ii. In case the property purchase by mortgagor is portion of larger extent or property, whether availability of original parent documents confirmed.	Yes
15	If owner is a company, Partnership Firm, Trust or other legal person, what are the documents to be obtained to create a valid mortgage (in terms of Memorandum and article of Association, partnership Deed, Trust deed or rules or by laws)	Yes Partnership firm Partnership deed is enclosed with document.

For, Aadharshila Developers

Signature

Partner/ Attorney

Signature
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16	If property/ies to be mortgaged is/are flat/ apartment in residential or commercial complex, how far independent title is ensured and how the enjoyment or common areas and facilities are ensured to the flat owner (mortgagor);	No Open land
	a. What are the documents of title available for creating mortgage? b. List out other documents/ records to be taken from builder/ owners and their bankers.	1- Original Copy of Sale deed
17	Whether search is made in the registers and the records maintained in the office of Collector and/or Revenue Authorities/ Municipal Corporation/ Town and Planning Dept and the Civil Court (Whichever is applicable) to ensure	Sub- Registrar Office & Revenue department
	a. necessary consent of Civic Body or Authority to transfer the property was obtained	Yes
	b. no litigation in respect of the property to be mortgaged is pending before any forum.	Form perusal documents no litigation exists, should be covered in the affidavit.
	c. identity of the property has been established and there are no circumstances which would create doubts or suspicions, e.g., any material document is alleged to be lost or any document bears any marks or endorsement indicative of having been earlier tendered in evidence in a court or produced as surety.	Identity of the property has been established through the title deed and documents referred above. There are no such circumstances which would create doubts or suspicions.
18	If the Property is a superstructure like building, house, flat, factory, shed etc.	
	i. Whether it is located/ proposed to be located in a approved lay out	Yes
	ii. Whether the building is constructed/ proposed to be constructed as per the plan approved by the competent authorities (Corporation, Municipal Council, Contentment Board etc.)	No
	iii. Whether the plan is approved subject to any condition if so what are the conditions and whether the conditions have been complied with	Yes
	iv. Whether superstructure is assessed to Tax (in case of ready built superstructure)	N.A.
	v. Whether the clearance/ license/permit has to be obtained from authorities constituted under Special Acts like Environment Protection act 1986, the Air Crafts Act 1934 etc and if so whether the same has been obtained (If any conditions are stipulated while having clearance/license/permit the same has to be mentioned in the report. The report should also mention while the construction has been complied.	N.A.

For, Aadharshila Developers

[Signature]

Partner/ Attorney

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19	If the flat is owned/controlled by society. Specify special requirement to be taken.	N.A.
20	If the property is acquired from Govt./Local Authority where the convince deed are retired with Govt. records as to its genuine and whether executed by competent authority.	No

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IV. Opinion of subject property

Therefore, I am of the opinion that Aadharshila Developers Office- T-3, Raheja Towers, Jail Road Raipur (C.G.) Through Partner- Smt. Manjeet Kaur W/o Ajinder Singh Chawla Partidar Developers India Pvt. Ltd. Reg. Office- Radhakrishna Sawmill Compound, Fafadih, Through- Vasudev Patel S/o Khimji Patel Raipur Tah. & Distt. Raipur (C.G.) have made out an absolute, valid & marketable title in respect of the said property.

TRACING OF TITLE

S. No	Kh. No. H.No. Area of Land	Date of Document	Name / Type of document	Detail of Title deed	Boundary
1)	Kh.No. 479/1, 480/2, 481/2, 489/4 (part), Plot No. 2/3 (part), Sheet No. 8, H.No. 10/908k (part) Area 8029 Sq.ft.	05/01/2011	Regd. Sale Deed	Book No. A-1, Sr. No. 4281(G) Dated. 05/01/2011	N- Property of S.P. Cold Storage S- Other property E- Other property W- Purchasers land
2)	Kh.No. 479/1, 480/2, 481/2, 489/4 (part), Area 8029 Sq.ft.	31/03/2011	Regd. Gift Deed	Book No. A-1, Vol. No. 49997, Page No. 9 to 16, Sr. No. 5502(G) Dated. 31/03/2011	N- Land of Ajendra Singh S- Land of Ajendra Singh E- Land of Ajendra Singh W- Land of Ajendra Singh
3)	Kh.No. 470/1, 480/2, 481/2, 489/4 (part) H.No. 5/522, Area 5130 sq.ft.	04/09/1998	Regd. Sale Deed	Book No. A-1, Vol. No. 22025, Page No. 39 to 45, Sr. No. 5699 Dated. 04/09/1998	N- Land of Raipur cold storage S- Road E- House of Heera Soap W- Sellers house
4)	Kh.No. 470/1, 480/2, 481/2, 489/4 (part) H.No. 5/522, Area 5130 sq.ft.	04/09/1998	Regd. Sale Deed	Book No. A-1, Vol. No. 22035, Page No. 32 to 38, Sr. No. 5698 Dated. 04/09/1998	N- Land of Raipur cold storage S- Road E- Sellers remaining Land W- Road
5)	Kh.No. 479/1, 480/2, 481/2, 489/4 (part), Plot No. 2/3 (part), Sheet No. 8, New H.No. 10/908k (part) Area 16318.25 Sq.ft.	04/09/2002	Regd. Sale Deed	Book No. A-1 Sr. No. 2669 Dated. 04/09/2002	N- S.P. Cold Storage S- Land of Sardarji E- Sellers remaining Land W- Land of Sardarji
6)	Kh.No. 479/1, 480/2, 481/2, 489/4 (part), Plot No. 2/3 (part), Sheet No. 8, H.No. 5/522 (part) Area 5040 Sq.ft.	05/01/2011	Regd. Sale Deed	Book No. A-1, Vol. No. 49236 Page No. 50 to 58 Sr. No. 4282(g) Dated. 05/01/2011	N- Road S- Road E- Road W- Others land

For, Aadharshila Developers

W. Singh

Partner/ Attorney

W. Singh
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7)	Kh.No. 479/1, 480/2, 481/2, 489/4 (part), H.No. 5/622 (part) Area 5800 Sq.ft. situated	08/09/1998	Regd. Sale Deed	Book No. A-1, Vol. No. 22075, Page No. 59 to 65, Sr. No. 5816 Dated. 08/09/1998	N- Road S- Road E- Land of Heera Soap Works W-Road
8)	Kh.No. 479/1, 480/2, 481/2, 489/4 (part), Plot No. 2/3, Sheet No. 8 Area 3550 Sq.ft.	30/08/2002	Regd. Sale Deed	Book No. A-1, Sr. No. 2580 Dated. 30/08/2002	N-S.P. Cold Storage S- Road E- Bilaspur Main Road W- Sellers remaining property
9)	Kh.No. 479/1, 480/2, 481/2, 489/4 (part), H.No. 5/622 Area 7500 Sq.ft.	23/09/1998	Regd. Sale Deed	Book No. A-1, Vol. No. 22103, Pg. No. 89-94 Sr. No. 6227 Dated. 23/09/1998	N- Sellers Land S- Sellers Land E- Sellers Land W- Sellers Land
10)	Kh.No. 479/1, 480/2, 481/2, 489/4 (part), Area 6720 Sq.ft.	14/07/1999	Regd. Sale Deed	Book No. A-1, Vol. No. 22997, Pg. No. 20-25 Sr. No. 580 Dated. 14/07/1999	N- Land of purchasers S- others land E- Land of purchasers W- Sellers land
11)	Kh.No. 489/4 (part), Area 4800 Sq.ft.	05/08/1998	Regd. Sale Deed	Book No. A-1, Vol. No. 22011, Pg. No. 9-17, Sr. No. 4975 Dated. 05/08/1998	N- Land of Heera soap works S-paradise Hotel E-Sellers land W-Sellers land
12)	Kh.No. 479/1, 480/2, 481/2, 489/4 (part), Sheet No.8, H.No. 10/908 Area 7972 Sq.ft.	20/09/2002	Regd. Sale Deed	Book No. A-1, , Sr. No. 3114 Dated. 20/09/2002	N-S.P. Cold Storage S- Sellers land E- Sellers land W- Sellers land
13)	Kh.No. 479/1, 480/2, 481/2, 489/4 (part), Sheet No. 8, Plot No. 2/3 (part) H.No. 10/908 Area 16316.25 Sq.ft.	05/09/2002	Regd. Sale Deed	Book No. A-1, Sr. No. 2705 Dated. 05/09/2002	N- S.P. Cold Storage S- Land of sardarji E- Sellers land W- Purchasers family land
14)	Kh.No. 489/4 (part) Area 4000 Sq.ft.	27/07/1998	Regd. Sale Deed	Book No. A-1, Sr. No. 4821 Dated. 27/07/1998	N- Land of Heera soap works S-paradise Hotel E-Road W- Land of Heera soap works
15)	Kh.No. 479/1, 480/2, 481/2, 489/4 (part), H.No. 5/622 part Area 7088 Sq.ft.	18/06/1998	Regd. Sale Deed	Book No. A-1, Vol. No. 22930, pg. 91-98, Sr. No. 862(kh) Dated. 18/06/1998	N- Property of Chawla family S- Property of Chawla family E- Property of Chawla family W- other land
16)	Kh.No. 479/1, 480/2, 481/2, 489/4 (part), H.No. 5/622(part) Area 7098 Sq.ft.	18/06/1998	Regd. Sale Deed	Book No. A-1, Vol. No. 22930, pg. 85-90, Sr. No. 861(kh) Dated. 18/06/1998	N- Raipur cold storage S- Others land E- Others land W- other land

For, Aadharshila Developers

[Signature]
Partner/ Attorney

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17)	Kh.No. 489/4 (part), Area 4000 Sq.ft.	05/08/1998	Regd. Sale Deed	Book No. A-1, Vol. No. 22011, pg. 1-8, Sr. No. 4974 Dated. 05/08/1998	N- Land of Heera soap works S-paradise Hotel E- Purchases land W- sellers land
18)	Kh.No. 479/1, 480/2, 481/2, 489/4 (part) Area 7520 Sq.ft.	29/08/1998	Regd. Sale Deed	Book No. A-1, Vol. No. 23092, pg. 53-59, Sr. No. 1404(kh) Dated. 29/08/1998	N- Road S- Road E- sellers House W- Garden
19)	Kh.No. 479/1, 480/2, 481/2, 489/4 (part) Area 7520 Sq.ft.	18/08/1999	Regd. Sale Deed	Book No. A-1, Vol. No. 23092, pg. 53-59, Sr. No. 1404(kh) Dated. 18/08/1999	N- Road S- Road E- sellers House W- Purchases land
20)	Kh.No. 479/1, 480/2, 481/2, 489/4 (part) Area 7520 Sq.ft.	06/08/2004	Regd. Sale Deed	Book No. A-1, Vol. No., pg., Sr. No. Dated. 06/08/2004	N- Road S- Road E- sellers House W- Purchases land
21)	Kh.No. 479/1, 480/2, 481/2, 489/4 (part) H.No. 5/622 (part) Area 5010 Sq.ft.	27/11/2010	Regd. Release Deed	vide Book No. A-1, Sr. No. 3965(G) Dated. 27/11/2010	N- Raipur coldstorage S-Road E-Road W-Land of Ajinder singh
22)	Kh.No. 479/1, 480/2, 481/2, 489/4 (part) H.No. 5/622 (part) Area 5010 Sq.ft.	16/12/2010	Regd. Release Deed	Book No. A-1, vol. No. 49088, Pg. 43-50 Sr. No. 3964(g) Dated. 16/12/2010	N- Raipur coldstorage S-Road E- Land of Ajinder singh W- Others land

Opinion on Flow of Title :

Brief History of the property and how the owner/Mortgagor has derived the title-flow of title is to be given chronologically for a minimum period of 13 years of original documents of title to the property in favour of the mortgagor is produced by the mortgagor. If original documents corresponding to 13 years is/are not available, then certified copies of documents of title are to be obtained so as to cover a minimum period of 30 years If space is found insufficient please furnish information in an additional sheet.

1) That the vide sale deed dated 16/09/2002 were by Shri Jashbir Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.) has purchased the said property Kh.No. 479/1, 480/2, 481/2, 489/4 (part), Plot No. 2/3 (part), Sheet No. 8, H.No. 10/908k (part) Area 8029 Sq.ft. situated at Ward No. 7, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) from M/s Heera Soapworks registered partnership firm Station Road Raipur (C.G.) for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, Vol. No. 26938, Page No. 53 to 58, Sr. No. 2925 Dated. 16/09/2002 and conveys a legal right title and interest in favour of Shri Jashbir Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.)

1a) That the vide sale deed dated 05/01/2011 were by Smt. Manjeet Kaur W/o Shri Ajendar Singh R/o Ashwariya Residency Tolibandha, Raipur (C.G.) has purchased the said property Kh.No. 479/1, 480/2, 481/2, 489/4 (part), Plot No. 2/3 (part), Sheet No. 8, H.No. 10/908k (part) Area 8029 Sq.ft. situated at Ward No. 7, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) from Shri Jashbir Singh Chawla S/o Shri Dilip Singh Chawla R/o

For, Aadharshila Developers

(Signature)

Partner/ Attorney

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Samtocolony, Raipur (C.G.) through power of attorney Holder Shri Jashmeet Singh S/o Shri Ajender Singh R/o Ashwariya Residency Telibandha Raipur (C.G.) [POA dated 27.11.2010 A-4/2390] for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, Sr. No. 4181(G) Dated. 14/12/2010 and conveys a legal right title and interest in favour of Smt. Manjeet Kaur W/o Shri Ajendar Singh R/o Ashwariya Residency Telibandha, Raipur (C.G.)

2) That the vide sale deed dated 28/07/1998 were by Smt. Mahenderkaur W/o Shri Dilip Singh Chawla R/o Ashwariya Residency Telibandha, Raipur (C.G.) has purchased the said property Kh.No. 479/1, 480/2, 481/2, 489/4 (part), Area 8029 Sq.ft. situated at Ward No. 7, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) from Suresh Kumar Chabra S/o Shri Nanakram Chabra R/o Naharpara, Raipur (C.G.) for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, Vol. No. 22000, Page No. 74 to 78, Sr. No. 4822 Dated. 28/07/1998 and conveys a legal right title and interest in favour of Smt. Mahenderkaur W/o Shri Dilip Singh Chawla R/o Ashwariya Residency Telibandha, Raipur (C.G.)

2a) That the vide Gift deed dated 31/03/2011 were by Smt. Manjeet Kaur W/o Shri Ajendar Singh R/o Ashwariya Residency Telibandha, Raipur (C.G.) has received the said property Kh.No. 479/1, 480/2, 481/2, 489/4 (part), Area 8029 Sq.ft. situated at Ward No. 7, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) from Mahenderkaur W/o Shri Dilip Singh Chawla R/o Ashwariya Residency Telibandha, Raipur (C.G.) for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, Vol. No. 49997, Page No. 9 to 16, Sr. No. 5502(G) Dated. 31/03/2011 and conveys a legal right title and interest in favour of Smt. Manjeet Kaur W/o Shri Ajendar Singh R/o Ashwariya Residency Telibandha, Raipur (C.G.)

3) That the vide sale deed dated 4/09/1998 were by Smt. Manjeet Kaur W/o Shri Ajendar Singh R/o Ashwariya Residency Telibandha, Raipur (C.G.) has purchased the said property Kh.No. 470/1, 480/2, 481/2, 489/4 (part) H.No. 5/522, Area 5130 sq.ft. situated at Srinagar Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) from Jairamdas & Yogesh Kumar both S/o Pratap Rai Chabra R/o Station Raipur (C.G.) for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, Vol. No. 22025, Page No. 39 to 45, Sr. No. 5699 Dated. 04/09/1998 and conveys a legal right title and interest in favour of Smt. Manjeet Kaur W/o Shri Ajendar Singh R/o Ashwariya Residency Telibandha, Raipur (C.G.)

4) That the vide sale deed dated 4/09/1998 were by Smt. Manjeet Kaur W/o Shri Ajendar Singh R/o Ashwariya Residency Telibandha, Raipur (C.G.) has purchased the said property Kh.No. 470/1, 480/2, 481/2, 489/4 (part) H.No. 5/522, Area 5130 sq.ft. situated at Srinagar Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) from Jairamdas & Yogesh Kumar both S/o Pratap Rai Chabra R/o Station Raipur (C.G.) for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, Vol. No. 22035, Page No. 32 to 38, Sr. No. 5698 Dated. 04/09/1998 and conveys a legal right title and interest in favour of Smt. Manjeet Kaur W/o Shri Ajendar Singh R/o Ashwariya Residency Telibandha, Raipur (C.G.)

For, Aadharshila Developers



Partner/ Attorney

V. M. Sharma
ADVOCATE, RAIPUR,
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5) That the vide sale deed dated 04/09/2002 were by Smt. Manjeet Kaur W/o Shri Ajendar Singh R/o Ashwariya Residency Telibandha, Raipur (C.G.) has purchased the said property Kh.No. 479/1, 480/2, 481/2, 489/4 (part), Plot No. 2/3 (part), Sheet No. 8, New H.No. 10/908k (part) Area 18316.25 Sq.ft. situated at Ward No. 7, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) from M/s Heera Soapworks registered partnership firm Station Road Raipur (C.G.) Through partner Nanak Ram, Pratap Rai, Nandlal, Sudama Das All S/o Chandiram Chabra R/o Naharpara Raipur (C.G.) for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1 Sr. No. 2669 Dated. 04/09/2002 and conveys a legal right title and interest in favour of Smt. Manjeet Kaur W/o Shri Ajendar Singh R/o Ashwariya Residency Telibandha, Raipur (C.G.)

6) That the vide sale deed dated 20/09/2002 were by Shri Dilip Singh S/o Late Lal Singh R/o H.No. 76 Ashwariya Residency Telibandha, Raipur (C.G.) has purchased the said property Kh.No. 479/1, 480/2, 481/2, 489/4 (part), Area 7972 Sq.ft. situated at Ward No. 7, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) from M/s Heera Soapworks registered partnership firm Station Road Raipur (C.G.) Through partner Nanak Ram, Pratap Rai, Nandlal, Sudama Das All S/o Chandiram Chabra R/o Naharpara Raipur (C.G.) for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, Vol. No. 26958, Pg. No. 17 to 22, Sr. No. 3071 Dated. 20/09/2002 and conveys a legal right title and interest in favour of Shri Dilip Singh S/o Late Lal Singh R/o H.No. 76 Ashwariya Residency Telibandha, Raipur (C.G.)

6a) That the vide Gift deed dated 11/03/2011 were by Smt. Manjeet Kaur W/o Shri Ajendar Singh R/o Ashwariya Residency Telibandha, Raipur (C.G.) has received the said property Kh.No. 479/1, 480/2, 481/2, 489/4 (part), Area 7972 Sq.ft. situated at Ward No. 7, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) from Shri Dilip Singh S/o Late Lal Singh R/o H.No. 76 Ashwariya Residency Telibandha, Raipur (C.G.) for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, Vol. No. 49997, Page No. 1 to 8, Sr. No. 5501(G) Dated. 11/03/2011 and conveys a legal right title and interest in favour of Shri Dilip Singh S/o Late Lal Singh R/o H.No. 76 Ashwariya Residency Telibandha, Raipur (C.G.)

7) That the vide sale deed dated 08/09/1998 were by Shri Jashbir Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.) has purchased the said property Kh.No. 479/1, 480/2, 481/2, 489/4 (part), Plot No. 2/3 (part), Sheet No. 8, H.No. 5/622 (part) Area 5040 Sq.ft. situated at Ward No. 7, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) from Suresh Kumar Chabra S/o Shri Nanakram Chabra R/o Naharpara, Raipur (C.G.) for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, Vol. No. 22075, Page No. 52 to 58, Sr. No. 5815 Dated. 08/09/1998 and conveys a legal right title and interest in favour of Shri Jashbir Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.)

7a) That the vide sale deed dated 05/01/2011 were by Smt. Manjeet Kaur W/o Shri Ajendar Singh R/o Ashwariya Residency Telibandha, Raipur (C.G.) has purchased the said property Kh.No. 479/1, 480/2, 481/2, 489/4 (part), Plot No. 2/3 (part), Sheet No. 8, H.No. 5/622 (part) Area 5040 Sq.ft. situated at Ward No. 7, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) from Shri Jashbir Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.) through power of attorney Holder Shri Jashmeet Singh S/o Shri Ajendar Singh R/o Ashwariya Residency Telibandha Raipur (C.G.) [POA dated 27.11.2010 A-

For, Aadharshila Developers

Partner/ Attorney

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V. J. Sharma
ADVOCATE, RAIPUR,
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(13)

4/2390] for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, Vol. No. 49236 Page No. 50 to 58 Sr. No. 4282(g) Dated. 05/01/2011 and conveys a legal right title and interest in favour of Smt. Manjeet Kaur W/o Shri Ajendar Singh R/o Ashwariya Residency Telibandha, Raipur (C.G.)

Ajinder Singh

- 1) That the vide sale deed dated 08/09/1998 were by Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.) has purchased the said property Kh.No. 479/1, 480/2, 481/2, 489/4 (part), H.No. 5/622 (part) Area 5800 Sq.ft. situated at Ward No. 7, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) from Shankarlal S/o Nandlal Chabra R/o Naharpara, Raipur (C.G.) for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, Vol. No. 22075, Page No. 59 to 65, Sr. No. 5816 Dated. 08/09/1998 and conveys a legal right title and interest in favour of Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.)
- 2) That the vide sale deed dated 30/08/2002 were by Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.) has purchased the said property Kh.No. 479/1, 480/2, 481/2, 489/4 (part), Plot No. 2/3, Sheet No. 8 Area 3550 Sq.ft. situated at Ward No. 7, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) from M/s Heera Soapworks registered partnership firm Station Raod Raipur (C.G.) Through partner Nanak Ram, Pratap Rai, Nandlal, Sudama Das All S/o Chandiram Chabra R/o Naharpara Raipur (C.G.) for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, Sr. No. 2580 Dated. 30/08/2002 and conveys a legal right title and interest in favour of Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.)
- 3) That the vide sale deed dated 23/09/1998 were by Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.) has purchased the said property Kh.No. 479/1, 480/2, 481/2, 489/4 (part), H.No. 5/622 Area 7500 Sq.ft. situated at Ward No. 7, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) from M/s Heera Soapworks registered partnership firm Station Raod Raipur (C.G.) Through partner Nanak Ram, S/o Chandiram Chabra R/o Naharpara Raipur (C.G.) for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, Vol. No. 22103, Pg. No. 89-94 Sr. No. 6227 Dated. 23/09/1998 and conveys a legal right title and interest in favour of Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.)
- 4) That the vide sale deed dated 14/07/1999 were by Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.) has purchased the said property Kh.No. 479/1, 480/2, 481/2, 489/4 (part), Area 6720 Sq.ft. situated at Ward No. 7, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) from M/s Heera Soapworks registered partnership firm Station Raod Raipur (C.G.) Through partner Nanak Ram, S/o Chandiram Chabra R/o Naharpara Raipur (C.G.) for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, Vol. No. 22997, Pg. No. 20-25 Sr. No. 580 Dated. 14/07/1999 and conveys a legal right title and interest in favour of Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.)

For, Aadharshila Developers

[Signature]
Partner/ Attorney

[Signature]
VIMAL SHARMA
ADVOCATE, RAIPUR.
9827185105

- 5) That the vide sale deed dated 05/08/1998 were by Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.) has purchased the said property Kh.No. 489/4 (part), Area 4800 Sq.ft. situated at Ward No. 7, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) form M/s Heera Soapworks registered partnership firm Station Raod Raipur (C.G.) Through partner Nanak Ram, S/o Chandiram Chabra R/o Naharpara Raipur (C.G.) for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, Vol. No. 22011, Pg. No. 9-17, Sr. No. 4975 Dated. 05/08/1998 and conveys a legal right title and interest in favour of Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.)
- 6) That the vide sale deed dated 20/09/2002 were by Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.) has purchased the said property Kh.No. 479/1, 480/2, 481/2, 489/4 (part)., Sheet No.8, H.No. 10/908 Area 7972 Sq.ft. situated at Ward No. 7, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) form M/s Heera Soapworks registered partnership firm Station Raod Raipur (C.G.) Through partner Nanak Ram, Pratap Rai, Nandlal, Sudama Das All S/o Chandiram Chabra R/o Naharpara Raipur (C.G.) for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, , Sr. No. 3114 Dated. 20/09/2002 and conveys a legal right title and interest in favour of Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.)
- 7) That the vide sale deed dated 05/09/2002 were by Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.) has purchased the said property Kh.No. 479/1, 480/2, 481/2, 489/4 (part)., Sheet No. 8, Plot No. 2/3 (part) H.No. 10/908 Area 7972 Sq.ft. situated at Ward No. 7, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) form M/s Heera Soapworks registered partnership firm Station Raod Raipur (C.G.) Through partner Nanak Ram, Pratap Rai, Nandlal, Sudama Das All S/o Chandiram Chabra R/o Naharpara Raipur (C.G.) for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, Sr. No. 2705 Dated. 05/09/2002 and conveys a legal right title and interest in favour of Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.)
- 8) That the vide sale deed dated 27/07/1998 were by Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.) has purchased the said property Kh.No. 489/4 (part) Area 4000 Sq.ft. situated at Ward No. 10, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) form M/s Heera Soapworks registered partnership firm Station Raod Raipur (C.G.) Through partner Nanak Ram S/o Chandiram Chabra R/o Naharpara Raipur (C.G.) for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, Sr. No. 4821 Dated. 27/07/1998 and conveys a legal right title and interest in favour of Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.)
- 9) That the vide sale deed dated 18/06/1999 were by Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.) has purchased the said property Kh.No. 479/1, 480/2, 481/2, 489/4 (part), H.No. 5/622(part) Area 7088 Sq.ft. situated at Ward No. 10, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) form M/s Heera Soapworks registered partnership firm Station Raod Raipur (C.G.) Through partner Nanak Ram S/o Chandiram Chabra R/o Naharpara Raipur (C.G.) for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, Vol. No. 22930, pg. 91-96, Sr. No. 862(kh) Dated. 18/06/1999 and conveys a legal right

For, Aadharshila Developers

Chawla

Partner/ Attorney

M. S. Chawla
ADVOCATE, RAIPUR,
9827185195

title and interest in favour of Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.)

- 10) That the vide sale deed dated 18/06/1999 were by Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.) has purchased the said property Kh.No. 479/1, 480/2, 481/2, 489/4 (part), H.No. 5/622(part) Area 7098 Sq.ft. situated at Ward No. 10, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) form M/s Heera Soapworks registered partnership firm Station Raod Raipur (C.G.) Through partner Nanak Ram S/o Chandiram Chabra R/o Naharpara Raipur (C.G.) for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, Vol. No. 22930, pg. 85-90, Sr. No. 861(kh) Dated. 18/06/1999 and conveys a legal right title and interest in favour of Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.)
- 11) That the vide sale deed dated 05/08/1998 were by Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.) has purchased the said property Kh.No. 489/4 (part), Area 4000 Sq.ft. situated at Ward No. 10, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) form M/s Heera Soapworks registered partnership firm Station Raod Raipur (C.G.) Through partner Nanak Ram S/o Chandiram Chabra R/o Naharpara Raipur (C.G.) for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, Vol. No. 22011, pg. 1-8, Sr. No. 4974 Dated. 05/08/1998 and conveys a legal right title and interest in favour of Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.)
- 12) That the vide sale deed dated 29/08/1998 were by Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.) has purchased the said property Kh.No. 479/1, 480/2, 481/2, 489/4 (part) Area 7520 Sq.ft. situated at Ward No. 10, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) form Ramchand, Laxmandas, Vinod Kumar All S/o Tulsidas Chabra R/o Naharpara, Raipur (C.G.) for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, Vol. No. 23092, pg. 53-59, Sr. No. 1404(kh) Dated. 29/08/1998 and conveys a legal right title and interest in favour of Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.)
- 13) That the vide sale deed dated 18/08/1999 were by Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.) has purchased the said property Kh.No. 479/1, 480/2, 481/2, 489/4 (part) Area 7520 Sq.ft. situated at Ward No. 10, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) form Ramchand, Laxmandas, Vinod Kumar All S/o Tulsidas Chabra R/o Naharpara, Raipur (C.G.) for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, Vol. No. 23092, pg. 53-59, Sr. No. 1404(kh) Dated. 18/08/1999 and conveys a legal right title and interest in favour of Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.)
- 14) That the vide sale deed dated 06/08/2004 were by Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.) has purchased the said property Kh.No. 479/1, 480/2, 481/2, 489/4 (part) Area 7520 Sq.ft. situated at Ward No. 10, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) form M/s Heera Soapworks registered partnership firm Station Raod Raipur (C.G.) Through partner Nanak Ram, Pratap Rai, Nandlal, Sudama Das All S/o Chandiram Chabra R/o Naharpara Raipur (C.G.) for a valuable consideration. The Document of Sale deed is duly executed and registered in the office of Sub-Registrar Raipur vide

For, Aadharshila Developers

Partner/ Attorney

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ADVOCATE, RAIPUR,
9827185195

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Book No. A-1, Dated. 06/08/2004 and conveys a legal right title and interest in favour of Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.)

- 15) That the vide Release deed dated 27/11/2010 were by Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.) has Received the said property Kh.No. 479/1, 480/2, 481/2, 489/4 (part) H.No. 5/622 (part) Area 5010 Sq.ft. situated at Ward No. 7, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) from Shri Jashbir Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.). The Document of Release deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, Sr. No. 3965(g) Dated. 27/11/2010 and conveys a legal right title and interest in favour of Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.)
- 16) That the vide Release deed dated 16/12/2010 were by Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.) has Received the said property Kh.No. 479/1, 480/2, 481/2, 489/4 (part) H.No. 5/622 (part) Area 5010 Sq.ft. situated at Ward No. 7, Veer Shivaji Ward, Khamtari, P.C. No. 108, Teh. & Distt. Raipur (C.G.) from Shri Jashbir Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.). The Document of Release deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, vol. No. 49088, Pg. 43-50 Sr. No. 3964(g) Dated. 16/12/2010 and conveys a legal right title and interest in favour of Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.)

That Shri Ajinder Singh Chawla S/o Shri Dilip Singh Chawla R/o Samtacolony, Raipur (C.G.) & Smt. Manjeet Kaur W/o Shri Ajender Singh R/o Ashwariya Residency Talibandha, Raipur (C.G.) and Partidar Developers India Pvt. Ltd. Reg. Office- Radhakrishna Sawmill Compund, Fafadlh, Through- Vasudev Patel S/o Khimji Patel Raipur Tah. & Distt. Raipur (C.G.) has executed partnership deed on dated 10.04.2017 that the partnership deed is duly executed and registered in the office of Sub-Registrar Raipur vide Book No. A-1, vol. No. 73006, Pg. 296-350 Sr. No. 1896 Dated. 13/07/2017.

(A) Details of Khasra Trace record/Mutation Entries:

As per diverted B-1 Record above and property diverted for residential purpose in the name of AadharSheela Developers T-3, Rehaja Towars, Jail Road Raipur (C.G.)

(B) Permissions & Approvals:

In Order to develop the aforesaid property/colony/project AadharSheela Developers T-3, Rehaja Towars, Jail Road Raipur (C.G.) 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 colonizer Registration Certificate in the name of AadharSheela Developers T-3, Rehaja Towars, Jail Road Raipur (C.G.) vide its Registration No. 1039 date 28/07/2011 for the area under Chhattisgarh Nagar Palika Adhiniyam 1961.

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

That above land has/have got diverted said land bearing above said khasra No. 479/1, 480/2, 481/2, 489/4 for the residential purpose.

For, AadharSheela Developers

[Signature]

Partner/ Attorney

[Signature]
V. M. L. SHARMA
ADVOCATE
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in) Colony Development Permission of Municipal Corporation / TCP/ SDO:

That thereafter said Aadharshela Developers T-3, Rehaja Towars, Jail Road Raipur (C.G.) has obtained Residential development permission from the Nagar Palik Nigam Raipur CG vide its letter no. 686 dated 21.05.2018 to develop said colony over the Kh. No. 479/1, 480/2, 481/2, 489/4 Mauza - Khamtari Raipur (C.G.) which was corrected with vide Letter no. 382 dated 22/05/2018.

That thereafter said Aadharshela Developers T-3, Rehaja Towars, Jail Road Raipur (C.G.) has obtained Residential development permission from the SDO -CG vide its letter no dated to develop said colony over the Kh. No Mauza -.....(C.G), -NA

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. 382/dated 22.05.2011 in respect to mortgaged of% 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.

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

That said Aadharshela Developers T-3, Rehaja Towars, Jail Road Raipur (C.G.) has got NOC from Nazul office raipur for the said colony/project vide its letter no. Revenue Case No. 9A-20 (4) Year 2017-18 dated 27/11/2017 for the development of the over the Kh. Kh.No. 479/1, 480/2, 481/2, 489/4 Mauza Khamhardi Raipur (C.G).

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

That said Aadharshela Developers T-3, Rehaja Towars, Jail Road Raipur (C.G.) has obtained Building permission from the Nagar Nigam, CG vide its Permission no. 37241 Date 29.06.2018 to develop said Residential Colony over the Kh. No 479/1, 480/2, 481/2, 489/4 comprising its area 13535.177 sq.mtr. Mouza -Khamtari PH. No. 108 R.I.C Raipur, Tehsil & Dist. Raipur C.G).

Obtain from the builder

vii). Declaration Under the Provision of M.P. Prakhoshta Adhiniyam 1976/2000:

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. Prakhoshta Adhiniyam 1976 and registered the same on dated in Book No. AI, 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 builder.

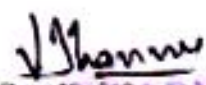
viii). Development Agreement / Joint Venture Agreement / Partnership-deed / Registered Power of Attorney in favour of Developer (If any):

Partnership deed is enclosed with documents

For, Aadharshela Developers



Partner/ Attorney


V. M. SHARMA
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ADVOCATE, RAIPUR.
9827185195

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(C) CONCLUSION:

Accordingly chain of title is complete and legally passed from person to person and accordingly thereby said Aadharshila Developers T-3, Rehaja Towards, Jail Road Raipur (C.G.) derived legal, valid marketable title over the said land of the aforesaid property.

CERTIFICATE OF TITLE

I Vimal Sharma, 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 TI 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.

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

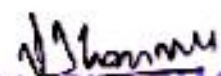
Enclosed:

Search Receipt No. 8/10161 dated 27/07/2018 of Rs 110/-
for the year 2004-05 to 2015-16

Place: Raipur
Date: 27/07/2018

For, Aadharshila Developers


Partner/ Attorney


VIMAL SHARMA
ADVOCATE, RAIPUR,
9827185198