

ADVOCATE



KULDEEP J. MAHANT

**LEGAL SCRUTINY
REPORT**

28/05/2018

M/s Chhattisgarh Project India Pvt. Ltd.

00321Z

Wallfort Heights, Bhatagaon, Raipur (C.G.)



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Title Search Report & Legal Scrutiny Report (Annexure 14)

Date: 28/05/2018

Place: Raipur

To,
M/s Chhattisgarh Project India Pvt. Ltd
through director Shri. Pankaj Lahoti
S/o Shri. Mulchand Lahoti &
Shri. Sunil Parakh
S/o Shri. Mangilal Ji Parakh
R/o 220, Jairam Complex,
G. E. Road, Raipur(C.G)

Sub:- Title Search Report & Legal scrutiny report with respect of Kh. No 262/2, 295/1-2, 296/1, 297/1-2-3, 298/7, 299/1-2-3, 300, Par of Kh. No. 301, 303/1, Part of Kh. No. 303/2-3, 304/1-2, 305, 306, Part of Kh. No. 307/1-2 comprising its total area 5.577 Hect situated at Mouza – Bhatagaon, PH. No. 105, Dr. Shyamaprasad Mukharji Ward No. 63, RIC Raipur – I, Tehsil & Dist. Raipur (C.G)
Owned by M/s Chhattisgarh Project India Pvt. Ltd through director Shri. Pankaj Lahoti S/o Shri. Mulchand Lahoti & Shri. Sunil Parakh S/o Shri. Mangilal Ji Parakh R/o 220, Jairam Complex, G. E. Road, Raipur(C.G)

Dear Sir,

As per your instruction, I **Kuldeep J. Mahant**, Advocate have conducted the legal scrutiny of the aforesaid project and investigated the title M/s Chhattisgarh Project India Pvt. Ltd through director Shri. Pankaj Lahoti S/o Shri. Mulchand Lahoti & Shri. Sunil Parakh S/o Shri. Mangilal Ji Parakh R/o 220, Jairam Complex, G. E. Road, Raipur(C.G) 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 2015-16 from Sub-Register office, Raipur-CG & Khasra Trace Record for last 13 years from 2005-06 to till date with Revenue Departments and submit my report as under:

SCHEDULE-I

(Details of Developer and Landowners)

1.	Name & Address of the Developer :	M/s Chhattisgarh Project India Pvt. Ltd through director Shri. Pankaj Lahoti S/o Shri. Mulchand Lahoti & Shri. Sunil Parakh S/o Shri. Mangilal Ji Parakh R/o 220, Jairam Complex, G. E. Road, Raipur(C.G)
2.	Name & Address of the Landowner (Present Owner of the immovable property) :	M/s Chhattisgarh Project India Pvt. Ltd through director Shri. Pankaj Lahoti S/o Shri. Mulchand Lahoti & Shri. Sunil Parakh S/o Shri. Mangilal Ji Parakh R/o 220, Jairam Complex, G. E. Road, Raipur(C.G)
3	Address of the Property under the project:	Project Name:- Wallfort Height, Mouza – Bhatagaon, PH. No. 105, Dr. Shyamaprasad Mukharji Ward No. 63, RIC Raipur – I, Tehsil & Dist. 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:	Kh. No 262/2, 295/1-2, 296/1, 297/1-2-3, 298/7, 299/1-2-3, 300, Par of Kh. No. 301, 303/1, Part of Kh. No. 303/2-3, 304/1-2, 305, 306, Part of
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		Kh. No. 307/1-2 comprising its total area 5.577 Hect
	Detailed Address of aforesaid Land/Plot: (village, Patwari Halka no., Block, Municipal Ward No., Tehsil, District, State, Pincode)	Mouza - Bhatagaon, PH. No. 105, Dr. Shyamaprasad Mukharji Ward No. 63, RIC Raipur - I, Tehsil & Dist. Raipur (C.G)
3	Boundaries	As per Mentioned in Tracing of Title
4.	Nature/Type of Land/Plot	*Residential

1. DESCRIPTION OF DOCUMENTS SCRUTINIZED & VERIFIED:

I HAVE EXAMINED & VERIFIED THE DOCUMENTS AS MENTIONED IN THE **SCHEDULE-III** ATTACHED HEREWITH.

SCHEDULE-(III)

Sr. No.	Date of Document	Name of Document	Whether Original / Certified/ True copy/ Photostat
1.	13/03/2003	Registered Sale Deed with Book No. A-1, Vol. No. 27504 , Document no. 1621 (Kh) , Page no. 21+28 was executed by Minor Sandeep Kumar & Minor Sanjay Kumar in favour of Chhattisgarh Project India Pvt. Ltd.	Xerox
2.	23/05/2009	Registered Exchange Deed with Book No. A-1, Vol. No. 44147 , Document no. 772 (Kh) , Page no. 62+89 was executed between Chhattisgarh Project India Pvt. Ltd. & Shri. Lokendra B. Pawar	Xerox
3.	14/12/2011	Registered Exchange Deed with Book No. A-1, Vol. No. 52708 , Document no. 6195 (Kh) , Page no. 45+78 was executed between Chhattisgarh Project India Pvt. Ltd. & Anil Parakh	Xerox
4.	02/04/2005	Registered Sale Deed with Book No. A-1, Vol. No. 31315 , Document no. 34 , Page no. 76+81 was executed by Shri. Hiralal Sonkar & Others in favour of Chhattisgarh Project India Pvt. Ltd.	Xerox
5.	15/09/2003	Registered Sale Deed with Book No. A-1, Vol. No. 28169 , Document no. 1622 (K) , Page no. 9+15 was executed by Shri. Ramnath Sen in favour of Chhattisgarh Project India Pvt. Ltd.	Xerox
6.	21/05/2003	Registered Exchange Deed with Book No. A-1, Vol. No. 27784 , Document no. 470 (K) , Page no. 9+13 was executed by Natural States in favour of Chhattisgarh Project India Pvt. Ltd.	Xerox
7.	22/07/2011	Registered Sale Deed with Book No. A-1, Vol. No. 51542 , Document no. 2893 (Kh) , Page no. 74+90 was executed by Shri. Amitabh Agrawal in favour of Chhattisgarh Project India Pvt. Ltd.	Xerox
8.	31/03/2000	Registered Sale Deed with Book No. A-1, Vol. No. 23888 , Document no. 5435 (G) , Page no. 47+52 was executed by Shri. Dhaneshwar Sonkar in favour of Chhattisgarh Project India Pvt. Ltd.	Xerox
9.	21/05/2001	Registered Sale Deed with Book No. A-1, Vol. No. 25626 , Document no. 912 (K) , Page no. 38+45 was executed by Shri. Sukalu Sahu in favour of Chhattisgarh Project India Pvt. Ltd.	Xerox
10.	04/11/2004	Registered Sale Deed with Book No. A-1, Vol. No. 30207 , Document no. 2190 (K) , Page no. 1+7 was executed by Shri. Chandan Arora in favour of Chhattisgarh Project India Pvt. Ltd.	Xerox
11.	04/11/2004	Registered Exchange Deed with Book No. A-1, Vol. No. 30208 , Document no. 2205 (K) , Page no. 1+9 was executed between Chhattisgarh Project India Pvt. Ltd & Smt. Usha	Xerox



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		Agrawal	
12.	4/12/2011	Registered Exchange Deed with Book No. A-1, Vol. No. 52709 , Document no. 6197 (Kh) , Page no. 1+38 was executed between Chhattisgarh Project India Pvt. Ltd & Shri. Sunil Parakh	Xerox
	19/06/2001	Registered Sale Deed with Book No. A-1, Vol. No. 25706 , Document no. 981(G) , Page no. 85+92 was executed by Shri. Bhikhari Sonkar in favour of Chhattisgarh Project India Pvt. Ltd	Xerox
14.	21/05/2001	Registered Sale Deed with Book No. A-1, Vol. No. 25626 , Document no. 909(K) , Page no. 15+21 was executed by Shri. Jangalu in favour of Chhattisgarh Project India Pvt. Ltd	Xerox
15.	21/05/2003	Registered Exchange Deed with Book No. A-1, Vol. No. 27784 , Document no. 472(K) , Page no. 19+23 was executed between Natural Estate & Chhattisgarh Project India Pvt. Ltd	Xerox
16.	21/05/2001	Registered Sale Deed with Book No. A-1, Vol. No. 25624 , Document no. 896 (K) , Page no. 15+27 was executed by Shri. Mahesh Sonkar in favour of Chhattisgarh Project India Pvt. Ltd	Xerox
17.	21/05/2001	Registered Sale Deed with Book No. A-1, Vol. No. 25624 , Document no. 906(K) , Page no. 92+100 was executed by Shri. Bansh Narayan Jha & Others in favour of Chhattisgarh Project India Pvt. Ltd	Xerox
18.	28/06/2014	Registered Deed of Declaration with Book No. A 1, Vol. No. 63644 , Document no. 3012 , Page no. 99+139 was executed by Chhattisgarh Project India Pvt. Ltd	Xerox
19.	05/01/1999	MOA & AOA	Xerox
20.	18/04/2012	Building Permission & Approved Map	Xerox
21.	30/09/2014	Colonizer License Renewal Letter	Xerox
22.	17/02/2012	Development Permission & Approved Layout	Xerox
23.	04/04/2012	Colony Development Permission	Xerox
24.	11/04/2012	Mortgage Flat Details	Xerox
25.	23/03/2012	Nazul NOC	Xerox
26.	28/11/2005 & 06/03/2012	Diversion Order	Xerox
27.	20/05/2016	Corrected Mortgage Plot details	Xerox

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-CG, ARE GIVEN AS BELOW:

1.	Whether the Property is the freehold or leasehold?	Free Hold
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? (If mentioned details of permission) Whether the same is required? Effects of Not obtaining?	Not Applicable
2.3.	Whether NOC for creation of Mortgage obtained? Is it required? Effects of Not obtaining?	Not Applicable
2.4.	Any other detrimental Clause in the lease-deed?	Not Applicable



3	How the Present Land Owner acquired title over the property? Whether by Purchase / Gift / Partition / Release / WILL / Inheritance / Allotment etc.	Purchase
i.	In case of Purchase through Sale-deed:- Whether the Seller is /was competent to Sell?	Not Applicable
ii.	How the Seller acquired the property?	Seller acquired that land by way of Purchase
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?	Obtain from the borrower/owner
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	Minor interest was involved in Kh. No. 262/2, 303/2, 296, However it is barred by limitation (as minor attend the age of majority)
5	Have you searched all the relevant records viz Index-II in the Sub-Registrar office? Whether any defect or adverse entry found which affect the title of the present owners?	Yes, Due to unavailability of Index -II from 2016-17 to 2018-19, I search said property in khasra trace record and no defect and no adverse entry found which affect the title of the present owners.
6	Have you verified all the current & previous deeds, chain documents, revenue records, Khasra-Nakal/Khatoni & Rin-Pustika, at least for the 13 years period? (PI 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?	Yes, I have verified all Xerox copy of the current deeds & documents only. I also verified revenue records & khasra trace record of last 13 years and no defects have been found which affects the title of present owners. It is complete & found correct and title from person to person have been legally transferred till present owners.
7	Whether you have verified the contents of the title-deeds? Whether any defect is found in the same?	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 proceedings are in progress in the area and against the said land and it will not affect the transfer of title of any units in favor of prospective buyers.
11	Whether property is mutated in the name of Present Land Owners /Transferor? & Where?	Yes
11.1	With Revenue Authority (mention the name of document by which it is ascertain)	As per Diverted B1




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11.2	With Municipal Corporation / DA /	Diversion Office
2054	MPHB/Nazul	
11.3	Effect of Non Mutation	Not Applicable
12	What is the nature of title of the present owner i.e. tenancy right, full ownership, occupancy right, possessory right, minor's right or any other type or right clarify.	Full Ownership
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 [(i) 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.]
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.	POA was not involved.
16	Whether up-to-date Diversion Rent/tax, property tax, lease rent receipt and other govt. taxes are paid?	Obtain from the borrower
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, When the Original Title Deed is submitted for equitable Mortgage.
19	Whether Bank can enforce the Mortgage against the lease-hold Mortgaged Property in case of Default.?	Not Applicable
20	Whether provisions of Urban Land Ceiling Act applicable/ permission obtained? of any restriction in transfer of title by the present landowner?	Not Applicable
21	Whether all the legal requirements / permission, under various act / laws viz. local laws, Municipal laws, Colonization Act, Town & Country Planning Act, M.P. Apartment ownership Act 1976/2000, land laws, MPLR Code 1959, Laws applicable for development of land & construction of building, Building Regulations, Development Control Regulations, MP Coloniser (Registration Terms & Condition)	Yes, obtain same from borrower in original.



	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?	
22	Whether property belongs to HUF ? If yes then whether major co-parceners have no objections/join in execution, minor's share if any, rights of female members etc.	No
23	Brief history of the properties and how the present owner has derived the 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.	Details given herein below in Para 4

3. HISTORY OF TITLE:

Due to unavailability of the entire index II in the office of Sub – Registrar, Raipur (C.G) I searched said Khasras in P-II & Diversion office.

TRACING OF TITLE:

Sr. No.	Khasra No., House No. & Area of Land	Date of Document	Detail of Title Deed	Boundary
1.	Kh. No. 296/1 area 0.450 Hect	13/03/2003	Registered Sale Deed with Book No. A-1, Vol. No. 27504 , Document no. 1621 (Kh) , Page no. 21+28 was executed by Minor Sandeep Kumar & Minor Sanjay Kumar in favour of Chhattisgarh Project India Pvt. Ltd.	North:- Govt Land South:- Dharsa East:-Land of Purchaser West :- Land of Natural Status

Flow of Title :-

- ☞ Kh. No. 296 area 0.644 Hect was the recorded land of Minor. Sandip Kumar, Sanju Kumar S/o Shri. Suraj Ram Dewangan through Guardian Smt. Rambai Dewangan W/o Shri. Suraj Ram Dewangan since 1988-89.
- ☞ Minor. Sandip Kumar, Sanju Kumar S/o Shri. Suraj Ram Dewangan through Guardian Smt. Rambai Dewangan W/o Shri. Suraj Ram Dewangan executed sale deed of above mentioned land in favour of Chhattisgarh Project India Pvt Ltd through Shri. Ajay Choudhari S/o Shri. Sampat Lal Choudhari with vide Registered Sale Deed dated 13/03/2003 with Book No. A-1, Vol. No. **27504**, Document no. **1621 (Kh)**, Page no. **21+28**.
- ☞ After that due to part sale of said land Kh. No. 296/1 area 0.450 Hect remain in the name of Chhattisgarh Project India Pvt Ltd.

2.	Kh. No. 297/2, 303/2 area 0.625 Hect	23/05/2009	Registered Exchange Deed with Book No. A-1, Vol. No. 44147 , Document no. 772 (Kh) , Page no. 62+89 was executed between Chhattisgarh Project India Pvt. Ltd. & Shri. Lokendra B. Pawar	North:-Land of C.G. Project India Pvt. Ltd. South:-Land of C.G. Project India Pvt. Ltd. East :-Land of C.G. Project India Pvt. Ltd. West :-Land of C.G. Project India Pvt. Ltd.
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Flow of Title :-

- ☞ As Per Khasra Panchsala, Kh. No. 297/2 area 0.263 Hect was the recorded land of Shri.



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<p>Mangatu, Dadwaram, Prem, Smt. Indrabai, Indrouteen Bai Smt. Premin all S/o & D/o Shri. Govind.</p> <p>After that Shri. Manhatu, Dadwaram, Prem, Smt. Indrabai, Indrouteen Bai Smt. Premin all S/o & D/o Shri. Govind executed sale deed in favour of Natural Status through partner Shri. Premraj Jain S/o Shri. Agyaramji Jain with vide sale deed dated 29/11/2000, Vol. no. 24862, Doc. No. 3275.</p> <p>As Per Khasra Panchsala, Kh. No. 303/2 area 0.362 Hect was the recorded land of Shri. Kamal Narayan S/o Shri. Mahesh Kumar Sonkar, Minor Gajanand (14 Years) S/o Shri. Mahesh Kumar Sonkar.</p> <p>Shri. Kamal Narayan S/o Shri. Mahesh Kumar Sonkar, Minor Gajanand (14 Years) S/o Shri. Mahesh Kumar Sonkar through guardian Shri. Mahesh Kumar Sonkar executed sale deed in favour of Natural Status through partner Shri. Premraj Jain S/o Shri. Agyaramji Jain with vide sale deed dated 15/11/2000, Vol. no. 24803, Doc. No. 3227 (K).</p> <p>Natural Status through partner Shri. Premraj Jain S/o Shri. Agyaramji Jain executed sale deed of above mentioned land in favour of Shri. Lokendra B. Pawar S/o Shri. B. L. Pawar with vide sale deed dated 31/03/2009, Vol. No. 437261, Doc. No. 7199(G).</p> <p>Shri. Lokendra B. Pawar S/o Shri. B. L. Pawar executed exchange deed in favour of Chhattisgarh Project (I) Pvt. Ltd through Shri Pankaj Lahoti S/o Shri. M. C. Lahoti with vide Registered Exchange Deed dated 23/05/2009 with Book No. A-1, Vol. No. 44147, Document no. 772 (Kh), Page no. 62+89.</p>				
3.	Kh. No. 299/2 area 0.405 Hect	14/12/2011	Registered Exchange Deed with Book No. A-1, Vol. No. 52708 , Document no. 6195 (Kh) , Page no. 45+78 was executed between Chhattisgarh Project India Pvt. Ltd. & Anil Parakh	<p>North:- Land of C.G. Project India Pvt. Ltd.</p> <p>South:- Land of C.G. Project India Pvt. Ltd.</p> <p>East :- Land of C.G. Project India Pvt. Ltd.</p> <p>West :- Land of C.G. Project India Pvf. Ltd</p>
<p>As Per Khasra Panchsala, Kh. No. 299/2 area 0.405 Hect was the recorded land of Shri. Anil Parakh S/o Shri. Mangilal Parakh since 2001-02.</p> <p>Shri. Anil Parakh. S/o Shri. Mangilal Parakh executed Exchange Deed in favour of Chhattisgarh Project (I) Pvt. Ltd. through director Shri. Pankaj Lahoti S/o Shri. Mulchand Lahoti with vide Registered Exchange Deed dated 23/05/2009 with Book No. A-1, Vol. No. 52708, Document no. 6196 (Kh), Page no. 45+78.</p>				
4.	Part of Kh. No. 299/2 area 0.146 Hect (After mutation Kh. No. 299/3)	02/04/2005	Registered Sale Deed with Book No. A-1, Vol. No. 31315 , Document no. 34 , Page no. 76+81 was executed by Shri. Hiralal Sonkar & Others in favour of Chhattisgarh Project India Pvt. Ltd.	<p>North:- Land of C.G. Project India Pvt. Ltd.</p> <p>South:- Land of C.G. Project India Pvt. Ltd.</p> <p>East :- Land of C.G. Project India Pvt. Ltd.</p> <p>West :- Land of C.G. Project India Pvt. Ltd</p>
<p>As Per Khasra Panchsala, Kh. No. 299/2 area 0.551 Hect was the recorded land of Shri. Hiralal, Santosh both area S/o Shri. Parsadi Sonkar & Minor Ravi S/o Shri. Parsadi Sonkar & Smt. Bindabai W/o Shri. Parsadi Sonkar since 1988-89.</p> <p>After attending the age of majority Shri. Ravi S/o Shri. Parsadi Sonkar Shri. Hiralal, Santosh both area S/o Shri. Parsadi Sonkar & Smt. Bindabai W/o Shri. Parsadi Sonkar executed sale deed of some part of his land i.e. 299/2 area 0.146 Hect in favour of Chhattisgarh Project (I) Pvt. Ltd. through director Shri. Lokendra Pawar S/o Shri. B. L. Pawar with vide Registered Sale Deed dated 02/04/2005 with Book No. A-1, Vol. No. 31315, Document no. 34, Page no. 76+81.</p> <p>After mutation said part of land was mutated as Kh. No. 299/3 area 0.146 Hect with vide mutation no. 333 dated 26/04/2005.</p>				
5.	Part of Kh.	15/09/2003	Registered Sale Deed with Book	North:- Land of Purchaser



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5.	Kh. No. 300 area 0.575 Hect		No. A-1, Vol. No. 28169 , Document no. 1622 (K) , Page no. 9+15 was executed by Shri. Ramnath Sen in favour of Chhattisgarh Project India Pvt. Ltd.	South:- Land of Hira & Others East :- Land of Purchaser West :- Land of Purchaser
<p>As Per Khasra Panchsala, Khasra No. 300 area 0.575 Hect was the recorded land of Shri. Ramnath Sen S/o Shri. Manrakhan Sen since 2001-02.</p> <p>Shri. Ramnath Sen S/o Shri. Manrakhan Sen executed sale deed in favour of Chhattisgarh Project (I) Pvt. Ltd through Shri. Lokendra Pawar S/o Shri. B. L. Pawar with vide Registered Sale Deed dated 15/09/2003 with Book No. A-1, Vol. No. 28169, Document no. 1622 (K), Page no. 9+15.</p>				
6.	Part of Kh. No. 301 area 0.785 Hect	21/05/2003	Registered Exchange Deed with Book No. A-1, Vol. No. 27784 , Document no. 470 (K) , Page no. 9+13 was executed by Natural States in favour of Chhattisgarh Project India Pvt. Ltd.	Not Mentioned in Exchange Deed hence obtain from the borrower
<p>As Per Khasra Panchsala, Kh. No. 301 area 0.785 Hect was the recorded land of Natural Status Through partner Shri. Harsh Jain S/o Shri. Premraj Jain since 2001-02.</p> <p>Natural Status Through partner Shri. Harsh Jain S/o Shri. Premraj Jain executed Exchange deed in favour of Chhattisgarh Project (I) Pvt. Ltd Shri. Lokendra Pawar S/o Shri. B. L. Pawar with vide Registered Exchange Deed dated 21/05/2003 with Book No. A-1, Vol. No. 27784, Document no. 470 (K), Page no. 9+13.</p>				
7.	Kh. No. 304/1 area 0.143 Hect	22/07/2011	Registered Sale Deed with Book No. A-1, Vol. No. 51542 , Document no. 2893 (Kh) , Page no. 74+90 was executed by Shri. Amitabh Agrawal in favour of Chhattisgarh Project India Pvt. Ltd.	North:- Land of Purchaser South:- Land of Purchaser East :- Land of Purchaser West :- Land of Purchaser
<p>Kh. No. 304/1 was the recorded land of Shri. Bisaru, Ikbar, Raghunanadan, Durjan, Tijbai, Janiyabai, Lilabai, Chandabai, Ramavatar, Ramadhar, Ramdev, Ramgopal, Ramkuvar, Drovpadi All S/o & D/o Late Shri. Ramu since 2001-02.</p> <p>Shri. Bisaru, Ikbar, Raghunanadan, Durjan, Tijbai, Janiyabai, Lilabai, Chandabai, Ramavatar, Ramadhar, Ramdev, Ramgopal, Ramkuvar, Drovpadi All S/o & D/o Late Shri. Ramu executed sale deed in favour of Shri. Amitabh Agrawal S/o Shri. Sakhigopal Agrawal with vide sale deed dated 15/06/2001, Vol. No. 25700, Doc. No. 968 (G).</p> <p>Shri. Amitabh Agrawal S/o Shri. Sakhigopal Agrawal executed Sale deed in favour of Chhattisgarh Project India Pvt. Ltd through Shri Pankaj Lahoti S/o Shri. Mulchand Lahoti with vide Registered Sale Deed dated 22/07/2011 with Book No. A-1, Vol. No. 51542, Document no. 2893 (Kh), Page no. 74+90.</p>				
8.	Kh. No. 304/2 area 0.174 Hect	31/03/2000	Registered Sale Deed with Book No. A-1, Vol. No. 23888 , Document no. 5435 (G) , Page no. 47+52 was executed by Shri. Dhaneshwar Sonkar in favour of Chhattisgarh Project India Pvt. Ltd.	North:- Others Land South:- Dharsa East :- Land of Ramu West :- Land of Sukalu
<p>As Per Khasra Panchsala, Kh. No. 304/2 area 0.174 Hect was the recorded land of Shri. Dhaneshwar Sonkar S/o Shri. Dhiraji since 2000-01.</p> <p>After that Shri. Dhaneshwar Sonkar S/o Shri. Dhiraji was executed sale deed in favour of Chhattisgarh Project India Pvt. Ltd through director Shri. Mahendra Pawar S/o Shri. Badrilal Ji Pawar with vide Registered Sale Deed dated 31/03/2000 with Book No. A-1, Vol. No. 23888, Document no. 5435 (G), Page no. 47+52</p>				



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9.	Part of Kh. No. 305, 306 area 0.360 Hect	21/05/2001	Registered Sale Deed with Book No. A-1, Vol. No. 25626 , Document no. 912 (K) , Page no. 38+45 was executed by Shri. Sukalu Sahu in favour of Chhattisgarh Project India Pvt. Ltd.	North:-Land of Jhangalu South:-Land of Purchaser East :- Kh.No.307/2 West :- Dharsa
<p>As per Khasra Panchsala, Kh. No. 305, 306 area 0.360 Hect was the recorded land of Shri. Sukalu S/o Shri. Badaku Sahu since 2001-02.</p> <p>Shri. Sukalu S/o Shri. Badaku Sahu was executed sale deed in favour of Chhattisgarh Project India Pvt. Ltd through director Shri. Akhilesh Jain S/o Shri. Laxmichand Ji Jain with vide Registered Sale Deed dated 21/05/2001 with Book No. A-1, Vol. No. 25626, Document no. 912 (K), Page no. 38+45,</p>				
10.	Kh. No. 307/1 area 0.134 Hect	04/11/2004	Registered Sale Deed with Book No. A-1, Vol. No. 30207 , Document no. 2190 (K) , Page no. 1+7 was executed by Shri. Chandan Arora in favour of Chhattisgarh Project India Pvt. Ltd.	North:- Land of Purchaser South:- Land of Purchaser East :- Land of Purchaser West :- Land of Purchaser
<p>As Per Khasra Panchsala, Kh. No. 307/1 area 0.134 Hect was the recorded land of Shri. Chandan Arora S/o Shri. T. R. Arora since 2001-02.</p> <p>After that Shri. Chandan Arora S/o Shri. T. R. Arora was executed sale deed in favour of Chhattisgarh Project India Pvt. Ltd through director Shri. Lokendra Pawar S/o Shri. B. L. Pawar with vide Registered Sale Deed dated 04/11/2004 with Book No. A-1, Vol. No. 30207, Document no. 2190 (K), Page no. 1+7.</p>				
11.	Kh. No. 307/2 area 0.059 Hect	04/11/2004	Registered Exchange Deed with Book No. A-1, Vol. No. 30208 , Document no. 2205 (K) , Page no. 1+9 was executed between Chhattisgarh Project India Pvt. Ltd & Smt. Usha Agrawal	North:- Land of C.G. Project India Pvt. Ltd. South:- Land of C.G. Project India Pvt. Ltd. East :- Land of C.G. Project India Pvt. Ltd. West :- Land of C.G. Project India Pvt. Ltd
<p>As per Khasra Panchsala, Kh. no. 307/2 area 0.059 Hect was the recorded land of Smt. Usha Agrawal W/o Shri. G. G. Agrawal since 2001-02.</p> <p>Smt. Usha Agrawal W/o Shri. G. G. Agrawal was executed exchange deed in favour of Chhattisgarh Project India Pvt. Ltd through director Shri. Lokendra Pawar S/o Shri. B. L. Pawar with vide Registered Exchange Deed dated 04/11/2004 with Book No. A-1, Vol. No. 30208, Document no. 2205 (K), Page no. 1+9</p>				
12.	Kh. No. 295/1-2, 299/1 area 0.478 Hect	14/12/2011	Registered Exchange Deed with Book No. A-1, Vol. No. 52709 , Document no. 6197 (Kh) , Page no. 1+38 was executed between Chhattisgarh Project India Pvt. Ltd & Shri. Sunil Parakh	North:- Land of C.G. Project India Pvt. Ltd. South:- Land of C.G. Project India Pvt. Ltd. East :- Land of C.G. Project India Pvt. Ltd. West :- Land of C.G. Project India Pvt. Ltd
<p>As Per Khasra Panchsala, Kh. No. 295/1-2, 299/1 area 0.478 Hect was the recorded land of Shri. Sunil Parakh S/o Shri. Mangilal Parakh since 2001-02.</p> <p>Shri. Sunil Parakh S/o Shri. Mangilal Parakh was executed exchange deed in favour of Chhattisgarh Project India Pvt. Ltd through director Shri. Pankaj Lahoti S/o Shri. Mulchand Lahoti with vide Registered Exchange Deed dated 14/12/2011 with Book No. A-1, Vol. No. 52709, Document no. 6197 (Kh), Page no. 1+38.</p>				
13.	Kh. No.	19/06/2001	Registered Sale Deed with	North:- Land of Purchaser




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	303/3 area 0.405 Hect		Book No. A-1, Vol. No. 25706 , Document no. 981(G) , Page no. 85+92 was executed by Shri. Bhikhari Sonkar in favour of Chhattisgarh Project India Pvt. Ltd	South:- Dharsa East :- Land of Purchaser West :- Land of Purchaser
<p>As Per Khasra Panchsala, Kh. No. 303/3 area 0.405 Hect was the recorded land of Shri. Bhikari Sonkar, Rajaram Sonkar, Kailash Sonkar all S/o Shri. Ramnath Sonkar since 2001-02.</p> <p>Shri. Bhikari Sonkar, Rajaram Sonkar, Kailash Sonkar all S/o Shri. Ramnath Sonkar was executed sale deed in favour of Chhattisgarh Project India Pvt. Ltd through director Shri. Akhilesh Jain S/o Shri. Laxmichand Ji Jain with vide Registered Sale Deed dated 19/06/2001 with Book No. A-1, Vol. No. 25706, Document no. 981(G), Page no. 85+92.</p>				
14.	Kh. No. 303/1 area 0.249 Hect	21/05/2001	Registered Sale Deed with Book No. A-1, Vol. No. 25626 , Document no. 909(K) , Page no. 15+21 was executed by Shri. Jangalu in favour of Chhattisgarh Project India Pvt. Ltd	North:- Land of Ramnath Sen South:- Land of Bhikhari. East :- Land of Parsadi West :- Land of Parath
<p>As Per Khasra Panchsala, Kh. No. 303/1 area 0.249 Hect was the recorded land of Shri. Jhanglu S/o Shri. Ram Gulal Sonkar since 2001-02.</p> <p>Shri. Jhanglu S/o Shri. Ram Gulal Sonkar was executed sale deed in favour of Chhattisgarh Project India Pvt. Ltd through director Shri. Surendra Jain S/o Shri. Rajendra Jain with vide Registered Sale Deed dated 21/05/2001 with Book No. A-1, Vol. No. 25626, Document no. 909(K), Page no. 15+21.</p>				
15.	Kh. No. 297/1 & Part of Kh. No. 298/1- 2-3-4-5-6 area 1.161 Hect	21/05/2003	Registered Exchange Deed with Book No. A-1, Vol. No. 27784 , Document no. 472(K) , Page no. 19+23 was executed between Natural States & Chhattisgarh Project India Pvt. Ltd	Not mentioned in Exchange Deed hence obtain from the borrower
<p>As Per Khasra Panchsala, Kh. No. 297/1, 298/1-2-3-4-5-6 area 1.702 Hect was the recorded land of Natural States through Partner Shri. D. P. Gandhi S/o Shri. Prakash Rao since 2001-02.</p> <p>After that Natural States through Partner Shri. D. P. Gandhi S/o Shri. Prakash Rao was executed exchange deed of kh. No. 297/1' area 0.461 Hect & Part of Kh. No. 298/1-2-3-4-5-6 area 0.700 Hect in favour of Chhattisgarh Project India Pvt. Ltd through director Shri. Lokendra Pawar S/o Shri. B. L. Pawar with vide Registered Exchange Deed dated 21/05/2003 with Book No. A-1, Vol. No. 27784, Document no. 472(K), Page no. 19+23.</p> <p>After mutation said land was mutated as Kh. No. 297/1 & Kh. No. 298/7.</p>				
16.	Kh. No. 297/3 area 0.202 Hect	21/05/2001	Registered Sale Deed with Book No. A-1, Vol. No. 25624 , Document no. 896 (K) , Page no. 15+27 was executed by Shri. Mahesh Sonkar in favour of Chhattisgarh Project India Pvt. Ltd	North:- Land of Gopal Sahu South:- Land of Kamal Narayan East :- Others Land West:- Land of Govind Sahu
<p>As Per Khasra Panchsala, Kh. No. 297/3 area 0.202 Hect was the recorded land of Shri. Mahesh S/o Shri. Mohan Sonkar since 2001-02.</p> <p>Shri. Mahesh S/o Shri. Mohan Sonkar was executed sale deed in favour of Chhattisgarh Project India Pvt. Ltd through director Shri. Akhilesh Jain S/o Shri. Laxmichand Ji Jain with vide Registered Sale Deed dated 21/05/2001 with Book No. A-1, Vol. No. 25624, Document no. 896 (K), Page no. 15+27</p>				
17	Kh. No.	21/05/2001	Registered Sale Deed with Book	Not mentioned in sale



262/2 area 1.218 Hect 	No. A-1, Vol. No. 25624 , Document no. 906(K) , Page no. 92+100 was executed by Shri. Bansh Narayan Jha & Others in favour of Chhattisgarh Project India Pvt. Ltd	deed hence obtain from the borrower
<p>☞ As Per Khasra Panchsala, Kh. No. 262/2 area 1.218 Hect was the recorded land of Shri. Bansh Narayan jha, Devnarayan Jha, Shailesh Kumar Jha all are S/o Late Shri. Indranath Jha, Minot Swapna (age 16 Years), Minor Sneha (age 11 Years) both area D/o Late Shri. Shesh Narayan Jha through guardian Smt. Usha Jha W/o Late Shri. Shesh Narayan Jha & Smt. Usha Jha W/o Late Shri. Shesh Narayan Jha since 2001-02.</p> <p>☞ Shri. Bansh Narayan jha, Devnarayan Jha, Shailesh Kumar Jha all are S/o Late Shri. Indranath Jha, Minor Swapna (age 16 Years), Minor Sneha (age 11 Years) both area D/o Late Shri. Shesh Narayan Jha through guardian Smt. Usha Jha W/o Late Shri. Shesh Narayan Jha & Smt. Usha Jha W/o Late Shri. Shesh Narayan Jha was executed sale deed in favour of Chhattisgarh Project India Pvt. Ltd through director Shri. Sunil Parakh S/o Shri. Mangilal Ji Parakh with vide Registered Sale Deed dated 21/05/2001 with Book No. A-1, Vol. No. 25624, Document no. 906(K), Page no. 92+100.</p> <p>☞ Here the chain of title is completed.</p>		
4. DETAILS OF KHASRA TRACE RECORD / MUTATION ENTRIES:		
☞ As per diverted B1 record above said property diverted for residential purpose in the name of M/s Chhattisgarh Project India Pvt Ltd through director Shri. Pankaj Lahoti S/o Shri. Mulchand Lahoti & Shri. Sunil Parakh S/o Shri. Mangilal Ji Parakh R/o 220, Jairam Complex, G. E. Road, Raipur(C.G)		
5. PERMISSIONS & APPROVALS:		
☞ In order to develop the aforesaid property/colony/project M/s Chhattisgarh Project India Pvt Ltd through director Shri. Pankaj Lahoti S/o Shri. Mulchand Lahoti & Shri. Sunil Parakh S/o Shri. Mangilal Ji Parakh R/o 220, Jairam Complex, G. E. 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 License:		
☞ That in order to develop/construct the said residential colony/project/building, Municipal Corporation, Raipur-CG has issued Coloniser / Builder license in the name of M/s Chhattisgarh Project India Pvt Ltd through director Shri. Pankaj Lahoti S/o Shri. Mulchand Lahoti & Shri. Sunil Parakh S/o Shri. Mangilal Ji Parakh R/o 220, Jairam Complex, G. E. Road, Raipur(C.G) vide its license no <u>35/2004</u> dated <u>19/05/2004</u> for the area under <u>Nagar Palik Nigam Raipur</u> which was renewed with vide its letter no <u>568</u> dated <u>09/09/2009</u> for the area under <u>Nagar Palik Nigam Raipur (C.G)</u> which was further renewed for five years with vide letter no. <u>1963</u> dated <u>30/09/2014</u> .		
ii) Diversion Order u/s 172(1) read with section 59(2) of MPLR Code 1959:		
☞ M/s Chhattisgarh Project India Pvt Ltd through director Shri. Pankaj Lahoti S/o Shri. Mulchand Lahoti & Shri. Sunil Parakh S/o Shri. Mangilal Ji Parakh R/o 220, Jairam Complex, G. E. Road, Raipur(C.G) has got diversion order for residential permission for the Kh. No 262/2, 295/1-2, 296/1, 297/1-3, 298, 299/1-2, part of Kh. No. 300, 301, 303, 304/2 & 307 <u>comprising its total area 507950 Sqft situated at Mouza Bhatagaon PH No.105, RIC Raipur, Tahsil & Distt-Raipur (C.G)</u> vide its order no. <u>424/A/2</u> Year 2005-06 dated 28/11/2005 & M/s Chhattisgarh Project India Pvt Ltd through director Shri. Pankaj Lahoti S/o Shri. Mulchand Lahoti & Shri. Sunil Parakh S/o Shri. Mangilal Ji Parakh R/o 220, Jairam Complex, G. E. Road, Raipur(C.G) has got diversion order for residential permission for the Kh. No <u>297/2</u> <u>comprising its total area 28298 Sqft situated at Mouza Bhatagaon, PH No.105, RIC Raipur, Tahsil & Distt-Raipur (C.G)</u> vide its order no. <u>127/A/2</u> Year 2011-12 dated 06/03/2012.		



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☞ Obtain Diversion order of Kh. No. 299/3, 303/2-3, 304/1, 305, 306, 307/1 from the builder

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

☞ That thereafter said M/s Chhattisgarh Project India Pvt Ltd through director Shri. Pankaj Lahoti S/o Shri. Mulchand Lahoti & Shri. Sunil Parakh S/o Shri. Mangilal Ji Parakh R/o 220, Jairam Complex, G. E. Road, Raipur(C.G) has obtained Residential colony development permission from the Nagar Palik Nigam, Raipur-CG vide its letter no. 467/19/2012 dated 04/04/2012 to develop said colony over the Kh. No 262/2, 295/1-2, 296/1, 297/1-2-3, 298/7, 299/1-2-3, Kh. No. 300, Part of Kh. No. 301, 303/1-2-3, 304/1-2, 305, 306, 307/1-2 comprising its total area 5.577 Hect situated at Mouza Bhatagaon, PH No.105, RIC Raipur, Tahsil & Distt-Raipur (C.G).

iv) Approval of Layout of the Colony from Town & Country Planning Department, Raipur-CG:

☞ That thereafter said M/s Chhattisgarh Project India Pvt Ltd through director Shri. Pankaj Lahoti S/o Shri. Mulchand Lahoti & Shri. Sunil Parakh S/o Shri. Mangilal Ji Parakh R/o 220, Jairam Complex, G. E. Road, Raipur(C.G) has obtained Residential colony development permission from the TCP, Raipur-CG vide its letter no. 11284 dated 06/12/2013 to develop said colony over the Kh. No 262/2, 295/1-2, 296/1, 297/1-2-3, 298/7, 299/1-2-3, Kh. No. 300, Part of Kh. No. 301, 303/1-2-3, 304/1-2, 305, 306, 307/1-2 comprising its total area 5.577 Hect situated at Mouza Bhatagaon, PH No.105, RIC Raipur, Tahsil & Distt-Raipur (C.G).

v) 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. 1782 dated 11/04/2012 in respect to mortgaged of 25% 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.

Phase No. 01 –

- ☞ Block A = Flat No. 103, 201, 303, 401, 503, 601 (First Floor to Sixth Floor).
- ☞ Block B = Flat No. 101, 203, 301, 403, 501, 603 (First Floor to sixth Floor).
- ☞ Block C = Flat No. 103, 201, 303, 401, 503, 601 (First Floor to Sixth Floor).
- ☞ Block D, E, F = Flat No. 102 to 602 (First Floor to Sixth Floor).

Phase No. 02 –

- ☞ Block G, H, I, J, K = Flat No. 104, 204, 304, 404, 504, 604 (First Floor to Sixth Floor).

Phase No. 03 –

- ☞ Block L, M, N, O, P, Q, R = Flat No. 104, 204, 304, 404, 504, 604 (First Floor to Sixth Floor).
- ☞ Block S, T, U = Flat No. 104, 204 (First Floor to Second Floor).

Which was corrected as follows with vide letter no. 455 dated 20/05/2016 :-

- ☞ Block A = Flat No. 201, 503, 601, 903, 1003
- ☞ Block B = Flat No. 901, 1001.
- ☞ Block C = Flat No. 103, 201, 303, 401, 503, 601, 801, 901, 903, 1001, 1002, 1003
- ☞ Block D = Flat No. 102, 301, 602, 701, 702, 801, 802, 901, 902, 903, 1001, 1002, 1003
- ☞ Block E = Flat No. 202, 802, 901, 902, 903, 1002



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- ☞ Block F = Flat No. 102, 501, 602, 603, 701, 702, 703, 801, 802, 902, 1002
- ☞ Block G = Flat No. 101, 102, 201, 301, 302, 401, 501, 502, 601, 701, 702, 801, 901, 902, 1001
- ☞ Block H = Flat No. 101, 102, 201, 202, 301, 302, 401, 402, 501, 502, 601, 602, 701, 702, 801, 802, 901, 902, 1001, 1002.
- ☞ Block I = Flat No. 101, 102, 201, 301, 302, 401, 501, 502, 601, 701, 702, 801, 901, 902, 1001.
- ☞ Block J = Flat No. 101, 102, 201, 202, 301, 302, 401, 402, 501, 502, 601, 602, 701, 702, 801, 802, 901, 902, 1001, 1002.
- ☞ Block K = Flat No. 101, 102, 103, 201, 202, 203, 301, 302, 303, 401, 402, 403, 501, 502, 503
- ☞ Block L = Flat No. 101, 102, 103, 201, 202, 203, 301, 302, 303, 401, 402, 403, 501, 502, 503
- ☞ Block M = Flat No. 101, 102, 103, 201, 202, 203, 301, 302, 303, 401, 402, 501, 502
- ☞ Block N = Flat No. 101, 102, 201, 202, 301, 302, 401, 402, 501, 502
- ☞ Block O = Flat No. 101, 102, 201, 202, 301, 302, 401, 402, 501, 502
- ☞ Block P = Flat No. 102, 202, 302, 402, 502
- ☞ Block Q = Flat No. 101, 201, 301, 401, 501, 502

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

- ☞ That said M/s Chhattisgarh Project India Pvt Ltd through director Shri. Pankaj Lahoti S/o Shri. Mulchand Lahoti & Shri. Sunil Parakh S/o Shri. Mangilal Ji Parakh R/o 220, Jairam Complex, G. E. Road, Raipur(C.G) has obtained Building permission from the Nagar Palik Nigam, Raipur-CG vide its letter no. 09 dated 18/04/2012 to Construct the Block No. A to F over the Kh. No 262/2, 295/1-2, 296/1, 297/1-2-3, 298/7, 299/1-2-3, Kh. No. 300, Part of Kh. No. 301, 303/1-2-3, 304/1-2, 305, 306, 307/1-2 comprising its total area 5.577 Hect situated at Mouza Bhatagaon, PH No.105, RIC Raipur, Tahsil & Distt-Raipur (C.G).

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

- ☞ That said M/s Chhattisgarh Project India Pvt Ltd through director Shri. Pankaj Lahoti S/o Shri. Mulchand Lahoti & Shri. Sunil Parakh S/o Shri. Mangilal Ji Parakh R/o 220, Jairam Complex, G. E. Road, Raipur(C.G) has got NOC from Nazul Department for the said colony/project vide its letter no. 30 dated 23/03/2012 for the development of the over the Kh. No 262/2, 295/1-2, 296/1, 297/1-2-3, 298/7, 299/1-2-3, Kh. No. 300, Part of Kh. No. 301, 303/1-2-3, 304/1-2, 305, 306, 307/1-2 comprising its total area 5.577 Hect situated at Mouza Bhatagaon, PH No.105, RIC Raipur, Tahsil & Distt-Raipur (C.G)

viii) Declaration Under the Provision of C.G. Prakhostha Adhiniyam 1976/2000:

- ☞ That thereafter in order to construction of Colony named as 'Wallfort Height (Block No. A - F)' over the aforesaid land bearing Kh. No 262/2, 295/1-2, 296/1, 297/1-2-3, 298/7, 299/1-2-3, Kh. No. 300, Part of Kh. No. 301, 303/1-2-3, 304/1-2, 305, 306, 307/1-2 comprising its total area 5.577 Hect situated at Mouza Bhatagaon, PH No.105, RIC Raipur, Tahsil & Distt-Raipur (C.G) the said land owner M/s Chhattisgarh Project India Pvt Ltd through director Shri. Pankaj Lahoti S/o Shri. Mulchand Lahoti & Shri. Sunil Parakh S/o Shri. Mangilal Ji Parakh R/o 220, Jairam Complex, G. E. Road, Raipur(C.G) executed the Declaration under the provisions of M. P. Prakoshta Adhiniyam 1976 and registered the same on dated 08/05/2016 in Book No. A1 Vol. No. 70649 vide its document no. 893 (K) with Sub-Registrar office Raipur-CG. That said declaration has covered all the provisions of aforesaid Act and duly executed & registered.

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

- ☞ Obtain Copy of MOA & AOA.

C. CONCLUSION:

Accordingly chain of title is complete and legally passed from person to person and accordingly thereby said M/s Chhattisgarh Project India Pvt Ltd through director Shri. Pankaj Lahoti S/o Shri. Mulchand Lahoti & Shri. Sunil Parakh S/o Shri. Mangilal Ji Parakh R/o 220, Jairam Complex, G. E.



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Road, Raipur (C.G) derived legal, valid marketable title over the said land land/Plot and he is able to create equitable mortgage of the said Land in favour of Bank by deposit of Original registered Sale-deed of the aforesaid property.

CERTIFICATE OF TITLE

I **Kuldeep J. Mahant**, 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 and records.



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

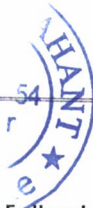
Enclosed:

Search Receipt No. 8/4388 dated 25/05/2018 of Rs. 110 for the year 2005-06 to 2015-16 (at present search receipt for the year 2016-17 to 2018-19 is not issuing by the Sub Registrar office Raipur (C.G)).

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A) Obtain Following Document From the Builder at time of project approval

- 1) Copy of Colonizer License.
- 2) Copy of Colonizer License Renewal Letter
- 3) Copy of Colony Development Permission.
- 4) Copy of Development Permission & Approved Layout from TCP.
- 5) Copy of Nazul NOC
- 6) Copy of Demarcation Report
- 7) Copy of Mortgage Flat Details
- 8) Copy of Corrected Mortgage Flat Details
- 9) Copy of Diversion Order & Diverted B1.
- 10) Copy of MOA & AOA
- 11) Copy of Board Resolution
- 12) Copy of Deed of Declaration
- 13) Copy of Building Permission & Approved Map
- 14) Copy of RERA Registration Certificate
- 15) Copy of Title Deeds in the name of Borrower

B) Pre Disbursement Document to be obtained from borrower

(i) Flats :-

- 1) Original agreement to sale deed executed by M/s Chhattisgarh Project India Pvt Ltd through director Shri. Pankaj Lahoti S/o Shri. Mulchand Lahoti & Shri. Sunil Parakh S/o Shri. Mangilal Ji Parakh R/o 220, Jairam Complex, G. E. Road, Raipur(C.G) (Boundary of the property should be mentioned in Agreement)/ Allotment Letter.
- 2) NOC to Mortgage.
- 3) Own Contribution Receipts
- 4) Sale Deed @ first disbursement.
- 5) Letter from builder regarding the said property is not mortgage with SDO/ Municipal Corporation.
- 6) Approved Building Map and Permission
- 7) NOC to mortgage from Bank if builder had taken a project Loan (If Available).

C) Document required to be collected at the time of handing over the pay-order

- 1) Original Sale Deed executed by M/s Chhattisgarh Project India Pvt Ltd through director Shri. Pankaj Lahoti S/o Shri. Mulchand Lahoti & Shri. Sunil Parakh S/o Shri. Mangilal Ji Parakh R/o 220, Jairam Complex, G. E. Road, Raipur(C.G) in favour of borrower in respect of respective Flat and should be match with detail of Agreement to sale.
- 2) Original Registration Receipt.

D) POST DISBURSEMENT DOCUMENT –

- 1) Mutation Paper (Property Tax Receipt)
- 2) Possession Letter from the builder

Raipur (C.G)
Date – 28/05/2018



on Kuldeep

(KULDEEP J. MAHANT)

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KULDEEP J. MAHANT

Advocate.

M.Com, LL.B

Mail: advkuldeep@rediffmail.com

C-7, Anmol Flat,
Avanti Vihar Main Road,
Telibandha, Raipur (C.G)
(M) 9039382054, 9039151375

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 is legally passed from person to person and scrutiny of the documents related to said property produced before me. I am of the opinion:-

1. That the chain of title is complete and legally transferred from person to person and finally said M/s Chhattisgarh Project India Pvt Ltd through director Shri. Pankaj Lahoti S/o Shri. Mulchand Lahoti & Shri. Sunil Parakh S/o Shri. Mangilal Ji Parakh R/o 220, Jairam Complex, G. E. Road, Raipur(C.G) derived valid, clear, legal & marketable title over the aforesaid property as mentioned in the schedule-I.
2. Minor interest was involved in Kh. No. 262/2, 303/2, 296, However it is barred by limitation (as minor attend the age of majority).
3. Obtain Diversion order of Kh. No. 299/3, 303/2-3, 304/1, 305, 306, 307/1 from the builder.

Place: Raipur

Date: 28/05/2017



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

28 MAY 2018

	(1)	Kuldeep J. Mahant (Advocate) Search of index II From the year 2005-6 to 15-7-11 Total Number of year 11.5	(2)		(3)		(4)
	फिस को दी गई	दस्तावेज को तपसीलबारी व कीमत या दस्तावेज की तारीख या फिस जो मुहरबंद लिखा गया हो जिसके बाबत फिस लिखा है उसे ऊपर लिखी हुई डबारा			तादात फिस (अगर हो तो) दाखल होता		रजिस्ट्री के ओहदेदार के छोटे दस्तावेज

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रसीद दस्तावेज मुकाम

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