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Search Report

ADVOCATE



KULDEEP J. MAHANT

TITLE SEARCH
REPORT

19/05/2018

Singhania Goyal Buildcon

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Harsh Bhoomi, Dondekhurd, Raipur (C.G)

For, Singhania Goyal Buildcon

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Partner

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रसीद दस्तावेज नमूना

दफ्तर

मुकाम

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किस को दी गई	दस्तावेज की तफसीलवारी व कीमत या दस्तखत की तारीख या किस्म जो मुहरबंद लिफाफा लिया गया हो जिसके बाबत फीस दाखिल हुई हो उसके ऊपर लिखनी	तादाद फीस (अगर हो तो)	रजिस्ट्री के
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(M) 9039382054, 9039151375

Title Search Report & Legal scrutiny Report

Date: 19/05/2018

Place: Raipur

To,
M/s Singhania Goel Buildcon Pvt. Ltd.
through Partner Singhania Buildcon Pvt. Ltd
through Director Shri. Subodh Singhania
S/o Shri. Shyamlal Singhania
R/o Shyam Chamber, Hirapur, Raipur (C.G)

Sub:- Title Search Report & Legal scrutiny report with respect Kh. No 105, 118/4, 85/1, 84, 85/5, 85/6, 85/8, 85/9, 85/12, 85/13, 85/14, 85/17, 88/1-2, 88/3, 104, 107/1, 107/2, 107/3, 107/5, 107/6, 107/8, 107/9, 109, 110/2 (111/6), 110/3 (111/7), 110/4 (111/10), 116/2, 117/2, (117/6), 117/3, 117/5, 117/7, 117/8, 118/5, 120/1, 120/2, 120/3, 121/1, 121/2, 122, 123/2, 26/3, 85/15, 106/1, 106/2, 106/5, 106/11, 107/4, 107/11, 108/1, 108/2, 118/7, 111/8, 85/10, 111/9, 26/13, 26/6, 26/11, 26/14, 26/15, 26/16, 119/3, 107/10, 85/4, 85/11, 107/7, 110/1, 110/2, 114, 119/2, 115/1,2,3,4,5, 115/6, 115/7, 115/8, 116/1 comprising its area 20.097 Hect, Mouza Dondekhurd, PH. No. 13, RIC Dharsiva, Tehsil & Dist Raipur (C.G) Owned by M/s Singhania Goel Buildcon Pvt. Ltd. through Partner Singhania Buildcon Pvt. Ltd through Director Shri. Subodh Singhania S/o Shri. Shyamlal Singhania R/o Shyam Chamber, Hirapur, 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 Singhania Goel Buildcon Pvt. Ltd. through Partner Singhania Buildcon Pvt. Ltd through Director Shri. Subodh Singhania S/o Shri. Shyamlal Singhania R/o Shyam Chamber, Hirapur, Raipur (C.G) over his/her/their immovable property as mentioned in the Schedule-I and conducted a detailed investigation of title inception and conducted the search of available records of the Index-II till 2015-16 in the Sub-Register office Raipur-CG & Khasra Trace Record for last 13 years from 2005-06 with Revenue Departments to till date and submit my report as under:

SCHEDULE-I

(Details of Developer and Landowners)

1.	Name & Address of the Developer:	M/s. Singhania Goel Buildcon Pvt. Ltd. through Partner Singhania Buildcon Pvt. Ltd through Director Shri. Subodh Singhania S/o Shri. Shyamlal Singhania R/o Shyam Chamber, Hirapur, Raipur (C.G)
2.	Name & Address of the Landowner (Present Owner of the immovable property) :	M/s Singhania Goel Buildcon Pvt. Ltd. through Partner Singhania Buildcon Pvt. Ltd through Director Shri. Subodh Singhania S/o Shri. Shyamlal Singhania R/o Shyam Chamber, Hirapur, Raipur (C.G)

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For, Singhania Goel Buildcon

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Partner

3	Address of the Property under the project:	Project Name:- Harsh Bhoomi, Mouza Dondekhurd , PH. No. 13, RIC Dharsiva, Tehsil & Dist Raipur (C.G)
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**SCHEDULE-II
(Details of Immovable Property)**

1	Plot No. / Land Revenue Survey Nos. Kh. No with its Area covered under Title scrutiny:	Kh. No 105, 118/4, 85/1, 84, 85/5, 85/6, 85/8, 85/9, 85/12, 85/13, 85/14, 85/17, 88/1-2, 88/3, 104, 107/1, 107/2, 107/3, 107/5, 107/6, 107/8, 107/9, 109, 110/2 (111/6), 110/3 (111/7), 110/4 (111/10), 116/2, 117/2, (117/6), 117/3, 117/5, 117/7, 117/8, 118/5, 120/1, 120/2, 120/3, 121/1, 121/2, 122, 123/2, 26/3, 85/15, 106/1, 106/2, 106/5, 106/11, 107/4, 107/11, 108/1, 108/2, 118/7, 111/8, 85/10, 111/9, 26/13, 26/6, 26/11, 26/14, 26/15, 26/16, 119/3, 107/10, 85/4, 85/11, 107/7, 110/1, 110/2, 114, 119/2, 115/1,2,3,4,5, 115/6, 115/7, 115/8, 116/1 comprising its area 20.097 Hect
2	Detailed Address of aforesaid Land/Plot: (village, Patwari Halka no., Block, Municipal Ward No., Tehsil, District, State, Pincode)	Mouza Dondekhurd , PH. No. 13, RIC Dharsiva, Tehsil & Dist Raipur (C.G)
3	Boundaries	As 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.	17/06/2011	Deed of Partnership with Book No. A-1, Document No. 1302 (G) , Vol. No. 51232 , Page no. 78+182 was executed Between Singhania Goel Buildcon & Others	Xerox
2.	16/06/2011	Registered Sale Deed with Book No. A-1, Document No. 2059 (KH), Vol. No. 51210, Page no. 46+58 was executed by Shri Maniram Sahu in favour of Shinghania Goel Buildcon	Xerox
3.	08/06/2011	Registered Sale Deed with Book No. A-1, Document No. 1806 (KH), Vol. No. 51155, Page no. 90+105 was executed by Shri. Hatharu Satnami & Others in favour of Shinghania Goel Buildcon	Xerox
4.	06/08/2011	Registered Sale Deed with Book No. A-1, Document No. 1977 (G), Vol. No. 51664, Page no. 79+120 was executed by Kaushilya Real	Xerox

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For, Singhania Goel Buildcon

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Partner

Estate in favour of Shinghania Goel Buildcon			
5.	18/03/2015	Development Permission & Approved Layout	Xerox
6.	26/09/2015	Diversions Order	Xerox
7.	07/11/2015	Colony Development Permission	Xerox
8.	07/11/2015	Mortgage Plot Details	Xerox
9.	22/07/2011	Colonizer License	Xerox
10.	02/07/2011	Firm Registration Certificate	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?	Freehold
2	If Lease hold then tenure:	Not Applicable
2.1.	Name of Lessor:	Not Applicable
2.2.	Whether permission for sale is/was obtained by the seller? (Pl mentioned details of permission) Whether the same is required? Effects of Not obtaining?	Not Known
2.3.	Whether NOC for creation of Mortgage obtained? Is it required? Effects of Not obtaining?	Not required in case of Freehold Property.
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?	Yes
ii.	How the Seller acquired the property?	Seller acquired that land by way of Purchasing.
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 involve in Kh. No. 110/1-2 area 0.405 Hect
5	Have you searched all the relevant records viz Index-II in the Sub-Registrar office? Whether any defect	Yes, Due to unavailability of Index -II from 2013-14 to 2015-16. I search said property in khasra trace record and

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For, Singhania Goel Buildcon

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	or adverse entry found which affect the title of the present owners?	adverse entry was found in respect of Kh. No. 105, which affect the title of the present owners.
	Have you verified all the current & previous deeds, chain documents, revenue records, Khasra-Nakal/Khatoni & Rin-Pustika, at least for the 13 years period? (Pl mentioned specifically). Whether any defects found which affect the title of the present owners? Whether same is found correct and title from person to person have been legally transferred till present owners?	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 <u>except Kh. No. 105, & Kh. No. 110/2</u>
7	Whether you have verified the contents of the title-deeds? Whether any defect is found in the same?	Yes, I found that, <ul style="list-style-type: none"> ☞ <u>Kh. No. 105 was the recorded land of Shri. Hatharu, Budharu both are S/o Shri. Bhavarsingh Since 1986-87.</u> ☞ <u>After that said land was transfer in the name of Shri. Kunjram S/o Shri. Subelal with vide case no. 16 A/6 year 193-94 order dated 19/11/1995.</u> ☞ <u>However Shri. Hatharu, Budharu both are S/o Shri. Bhavarsingh was executed sale deed in favour of Singhanian Goyal Buildcon through Partner Shri. Subodh Singhanian S/o Shri. Shyamlal Singhanian with vide Registered Sale Deed dated 08/06/2011 with Book No. A-1, Document No. 1806 (KH), Vol. No. 51155, Page no. 90+105.</u> ☞ <u>After that name of Singhanian Goyal Buildcon through Partner Shri. Subodh Singhanian S/o Shri. Shyamlal Singhanian with vide case no. 99/A/6 order dated 12/08/2011.</u> ☞ From 2008-09, Kh. No. 110/2 was mentioned in all the title Deeds instead of Kh. no. 111/2 (Kh. No. 110/2 was mentioned twice) However Correction is required.
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	No proceedings are in progress in the area and against the said land and it

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For, Singhanian Goyal Buildcon

Subodh
Partner

	same will affect the mortgage or transfer of title of units in favor of prospective buyers	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 B1 record in Diversion Office
11.2.	With Municipal Corporation /DA / MPH/Nazul	Diversion Office
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

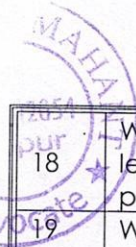


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For, Singhania Gool Buildcon

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18	Whether Mortgagor have valid & legal right to mortgage the said property with the Bank.	Yes, When the Original Sale 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) Rules 1998, MP Panchayat Raj Adhinyam 1993, ULC Act, MP Co-operative Societies Act etc, in order to develop the aforesaid project have been completed and complied?	Yes, obtain same from borrower in original.
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

4. HISTORY OF TITLE:

Due to unavailability of all the 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



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For, Singhania Goel Buildcon

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1. Kh. No. 107/11, 106/5, 106/11-2-1, 118/7, 108/2-1, 107/4, 26/3, 85/15-10 26/13, 111/8-9, 26/11-14-15-6, 107/10, 85/4, 85/11, 107/7, 119/2, 110/1, 110/2, 114, 115/1-2-3-4-5-6-7-8, 116/1, 119/3 area 8.483 Hect	17/06/2011	Registered Deed of Partnership with Book No. A-1, Document No. 1302 (G), Vol. No. 51232, Page no. 78+182 was executed Between Singhania Goel Buildcon & Others	Not Mentioned in Partnership Deed hence obtain from the borrower
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Flow of Title :-

- ☞ Kh. No. 85/4 was the recorded land of Shri. Rupsingh, Moharilal both are S/o Shri. Gopal, Mileshwar, Jaganlal, Mahendra Kumar, Revaram alias Ishwari Prasad all are S/o Shri. Kheduram since 1986-87.
- ☞ Shri. Rupsingh, Moharilal both are S/o Shri. Gopal, Mileshwar, Jaganlal, Mahendra Kumar, Revaram alias Ishwari Prasad all are S/o Shri. Kheduram was executed sale deed in favour of Shri. Baijnath S/o Shri. Ganga Prasad, Hansa Chouhan S/o Shri. Shiv Lal & Smt. Hemlata W/o Shri. Ramesh Kumar Chouhan with vide sale deed dated 21/11/1990.
- ☞ Shri. Baijnath S/o Shri. Ganga Prasad, Hansa Chouhan S/o Shri. Shiv Lal & Smt. Hemlata W/o Shri. Ramesh Kumar Chouhan was executed sale deed in favour of Shri. Sunil Kumar Jain S/o Shri. Biharilal Jain with vide sale deed dated 02/05/2005, Vol. No. 31502, Doc. No. 1563.
- ☞ The name of Shri. Sunil Kumar Jain S/o Shri. Biharilal Jain was mutated in revenue record with vide mutation no. 62 order dated 25/01/2005.
- ☞ Shri. Sunil Kumar Jain S/o Shri. Biharilal Jain was executed sale deed in favour of Navkar Realities through Partner Shri. Rajesh Jain S/o Shri. Premchand Jain.
- ☞ The name of Navkar Realities through Partner Shri. Rajesh Jain S/o Shri. Premchand Jain was mutated in the revenue record with mutation no. 63 order dated 03/06/2006.
- ☞ Kh. No. 85/11 was the recorded land of Shri. Rupsingh, Moharilal both are S/o Shri. Gopal, Mileshwar, Jaganlal, Mahendra Kumar, Revaram alias Ishwari Prasad all are S/o Shri. Kheduram since 1986-87.
- ☞ Shri. Rupsingh, Moharilal both are S/o Shri. Gopal, Mileshwar, Jaganlal, Mahendra Kumar, Revaram alias Ishwari Prasad all are S/o Shri. Kheduram was executed sale deed in favour of Smt. Hansa Chouhan S/o Shri. Shiv Lal Chouhan with vide sale deed dated 21/11/1990.
- ☞ Smt. Hansa Chouhan S/o Shri. Shiv Lal Chouhan was executed sale deed in favour of Shri. Sunil Kumar Jain S/o Shri. Biharilal Jain with vide sale deed dated 02/05/2005, Vol. No. 31502, Doc. No. 1563.
- ☞ Shri. Sunil Kumar Jain S/o Shri. Biharilal Jain was executed sale deed in favour of Navkar Realities through Partner Shri. Rajesh Jain S/o Shri. Premchand Jain.
- ☞ The name of Navkar Realities through Partner Shri. Rajesh Jain S/o Shri. Premchand Jain was mutated in the revenue record with mutation no. 63 order dated 03/06/2006.
- ☞ Kh. No. 107/7 was the part of Kh. No. 107/2 which was the recorded land of Shri. Rupsingh, Moharilal both are S/o Shri. Gopal, Mileshwar, Jaganlal, Mahendra Kumar, Revaram alias Ishwari Prasad all are S/o Shri. Kheduram since 1986-87.
- ☞ Shri. Rupsingh, Moharilal both are S/o Shri. Gopal, Mileshwar, Jaganlal, Mahendra Kumar, Revaram alias Ishwari Prasad all are S/o Shri. Kheduram was executed sale

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For, Singhania Goel Buildcon

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Partner

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deed of some part of his land in favour of Smt. Hansa Chouhan S/o Shri. Shiv Lal Chouhan with vide sale deed dated 21/11/1990.

After mutation said part of land was mutated as Kh. No. 107/7

Smt. Hansa Chouhan S/o Shri. Shiv Lal Chouhan was executed sale deed in favour of Shri. Sunil Kumar Jain S/o Shri. Biharilal Jain with vide sale deed dated 02/05/2005, Vol. No. 31502, Doc. No. 1563.

Shri. Sunil Kumar Jain S/o Shri. Biharilal Jain was executed sale deed in favour of Navkar Realities through Partner Shri. Rajesh Jain S/o Shri. Premchand Jain.

The name of Navkar Realities through Partner Shri. Rajesh Jain S/o Shri. Premchand Jain was mutated in the revenue record with mutation no. 63 order dated 03/06/2006.

After that Navkar Realities through Partner Shri. Rajesh Jain S/o Shri. Premchand Jain was executed sale deed of Kh. No. 85/4-11. 107/7 in favour of Shri. Gopal Agrawal S/o Late Shri. Nanakchand Agrawal with vide sale deed dated 06/04/2011, Vol. No. 50544, Doc. No. 132(Kh).

Kh. No. 107/10 was the Part of Kh. No. 107/3 which was the recorded land of Shri. Faguva S/o Shri. Jethu since 1986-87.

Shri. Faguva S/o Shri. Jethu was executed sale deed of some part of his land i.e. 0.270 Hect in favour of Shri. Shashank S/o Shri. Kedar Agrawal in the Year 1999-2000.

Kh. No. 119/3 was the part of Kh. No. 119 which was the recorded land of Shri. Sukriya S/o Shri. Tiyaari since 1986-87.

Due to part sale of Kh. No. 119 in the year 2005, Kh. No. 119/1 was remain in the name of Shri. Sukriya S/o Shri. Tiyaari.

After that Shri. Sukriya S/o Shri. Tiyaari was executed sale deed in favour of Shri. Ramdayal, Ramjivan, Kamal all are S/o Shri. Bhagchand Agrawal.

The name of Shri. Ramdayal, Ramjivan, Kamal all are S/o Shri. Bhagchand Agrawal was mutated in revenue record with vide mutation no. 31 order dated 06/10/07.

Due partition between Shri. Ramdayal, Ramjivan, Kamal all are S/o Shri. Bhagchand Agrawal in the year 2007-08 same part of Kh. No. 119/1 i.e. Kh. No. 119/3 was transfer in the name of Shri. Ramjivan S/o Shri. Bhagchand Agrawal.

Shri. Ramjivan S/o Shri. Bhagchand Agrawal was executed sale deed in favour of Shri. Kedar Agrawal S/o Shri. Nankchand Agrawal.

The name of Shri. Kedar Agrawal S/o Shri. Nankchand Agrawal was mutated in revenue record with vide case no. 850 A/12 order dated 24/05/2011.

Kh. No. 119/2 was the part of Kh. No. 119 which was the recorded land of Shri. Sukriya S/o Shri. Tiyaari. Since 1986-87

Shri. Sukriya S/o Shri. Tiyaari was executed sale deed of some part of his land in favour of Shri. Deepak Agrawal S/o Shri. Nanakchand Agrawal with vide sale deed dated 01/10/2005, Vol. No. 32369, Doc. No. 2980(Kh).

Kh. No. 110/1(111/2), was the recorded land of Shri. Khorbahara S/o Shri. Bhikari & Smt. Khorbaharin D/o Shri. Bhikari since 1986-87.

After the death of Shri. Khorbahara S/o Shri. Bhikari said land was transfer in favour of Bhagvatiram, Chandrika Bai, Minor Santra, Minor Sakun, Satvanteen all S/o & D/o Shri. Khorbahara, Smt. Mungi Bai W/o Late Shri. Khorbahara & Smt. Khorbaharin D/o Bhikari with vide mutation no. 237 order dated 30-11-1991.

After attending age of majority said land was transfer in the name of Shri. Bhagvatiram, Chandrika Bai, Santra, Sakun, Satvanteen all S/o & D/o Shri. Khorbahara, Smt. Mungi Bai W/o Late Shri. Khorbahara & Smt. Khorbaharin D/o Bhikari.

After the death of Smt. Sakun D/o Shri. Khorbahara, Smt. Mungi Bai W/o Late Shri.



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For, Singhania Gool Buildcon

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Partner

MAHANT
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Khorbahara & Smt. Khorbaharin D/o Bhikari said land was transfer in the name of Shri. Bhagvatiram, Chandrika Bai, Santra, Satvanteen all S/o & D/o Shri. Khorbahara, Minor Ashish , Minor Suman both are S/o Shri. Rakesh through Guardian Shri. Rakesh S/o Shri. Satopal in the year 2007-08.

After that Shri. Bhagvatiram, Chandrika Bai, Santra, Satvanteen all S/o & D/o Shri. Khorbahara, Minor Ashish , Minor Suman both are S/o Shri. Rakesh through Guardian Shri. Rakesh S/o Shri. Satopal was executed Sale Deed in favour of Ragini Vyapar Pvt. Ltd through Rajesh Jain S/o Shri. P. C. Jain with vide sale deed 17/10/08, Vol. No. 41926, Doc. No. 3379(Kh).

After mutation said part of land was mutated as Kh. No. 110/1(110/2) with vide mutation no. 01 order dated 04/01/2008.

Kh. No. 114, 115/1-2-3-4-5 was the recorded land of Shri. Latel S/o Shri. Dubariya & Shri. Ghasiya S/o Shri. Dubariya since 1986-87.

After that due to mutual partition remaining part of said land was transfer in favour of Shri. Latel S/o Shri. Dubariya with vide mutation no. 10 order dated 04/05/2003.

Shri. Latel S/o Shri. Dubariya was executed Sale Deed in favour of Ragini Vyapar Pvt. Ltd through Rajesh Jain S/o Shri. P. C. Jain with vide sale deed 21/09/2007, Vol. No. 37925, Doc. No. 2453(G).

Kh. No. 115/6 was the recorded land of Shri. Ghasiya S/o Shri. Dubariya since 1986-87.

Kh. No. 115/7-8 was the part of Kh. No. 115/1-2-3-4-5 was the recorded land of Shri. Latel S/o Shri. Dubariya & Shri. Ghasiya S/o Shri. Dubariya since 1986-87.

After that due to mutual partition some part of said land was transfer in favour of Shri. Ghasiya S/o Shri. Dubariya with vide mutation no. 10 order dated 04/05/2003.

After the death of Shri. Ghasiya S/o Shri. Dubariya said land was transfer in favour of Shri. Daya Shankar, Umashankar, Harishankar, Kanti all are S/o Shri. Ghasiya & Smt. Jumman Bai W/o Late Shri. Ghasiya.

Shri. Daya Shankar, Umashankar, Harishankar, Kanti all are S/o Shri. Ghasiya & Smt. Jumman Bai W/o Late Shri. Ghasiya was executed Sale Deed in favour of Ragini Vyapar Pvt. Ltd through Rajesh Jain S/o Shri. P. C. Jain with vide sale deed 26/11/2007, Vol. No. 38432, Doc. No. 3437(G).

Kh. No. 116/1 was the recorded land of Shri. Mangaldas S/o Shri. Bhagchand, Shri. Rupchand S/o Shri. Gopal since 1986-87.

After the death of Shri. Rupchand S/o Shri. Gopal said land was transfer in favour of Shri. Mangaldas S/o Shri. Bhagchand, Rajo Bai W/o Late Shri. Rupchand, Jhalaram, Ramkumar, Kunti, Sant, Rupa, Savitri, Meena, Sunita all are S/o & D/o Shri. Rupchand.

Shri. Mangaldas S/o Shri. Bhagchand, Rajo Bai W/o Late Shri. Rupchand, Jhalaram, Ramkumar, Kunti, Sant, Rupa, Savitri, Meena, Sunita all are S/o & D/o Shri. Rupchand was executed sale deed in favour of Ragini Vyapar Pvt. Ltd through Rajesh Jain S/o Shri. P. C. Jain with vide sale deed 18/03/2008, Vol. No. 39724, Doc. No. 6152 (G).

After that Ragini Vyapar Pvt. Ltd through Rajesh Jain S/o Shri. P. C. Jain was executed sale deed of Kh. No. 110/1(110/2), 114, 115/1-2-3-4-5-6-7-8, 116/1 was executed sale deed in favour of Shri. Deepak Agrawal S/o Late Shri. Nanakchand Agrawal with vide sale deed dated 26/04/2011, Vol. No. 50543, Doc. No. 129(Kh).

Kh. No. 26/16 was the recorded land of Shri. Chhotelal S/o Shri. Faguram since 1986-87.

Kh. No. 26/3 was the recorded land of Shri. Asai S/o Shri. Kalyan since 1986-87.

Shri. Asai S/o Shri. Kalyan was executed sale deed in favour of Shri. Chhotelal S/o

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VOCATE

Kuldeep

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For, Singhania Goel Buildcon

Partner

Shri. Faguram.

- ☞ The name of Shri. Chhotelal S/o Shri. Faguram was mutated in revenue record with vide mutation no. 31 order dated 29/06/2004.
- ☞ After that Shri. Chhotelal S/o Shri. Faguram was executed sale deed of Kh. No. 26/6, 26/16 in favour of Shri. Sharad Goel S/o Shri. R. K. Goel with vide sale deed dated 01/03/2004, Vol. No. 28792, Doc. No. 2343(Kh).
- ☞ Kh. No. 26/14-15 was the recorded land of Shri. Kekchand S/o Shri. Kodan since 1986-87.
- ☞ Shri. Kekchand S/o Shri. Kodan was executed sale deed in favour of Shri. Sharad Goel S/o Shri. R. K. Goel.
- ☞ The name of Shri. Sharad Goel S/o Shri. R. K. Goel was mutated in revenue record with vide mutation no. 32 order dated 29/06/2004.
- ☞ Kh. No. 26/11 was the recorded land of Smt. Tirbeni, Jindabai, Kaushilya Bai all are D/o Shri. Suklal & Smt. Bhajidharin W/o Late Shri. Suklal Since 1986-87.
- ☞ Smt. Tirbeni, Jindabai, Kaushilya Bai all are D/o Shri. Suklal & Smt. Bhajidharin W/o Late Shri. Suklal was executed sale deed in favour of Shri. Sharad Goel S/o Shri. R. K. Goel.
- ☞ The name of Shri. Sharad Goel S/o Shri. R. K. Goel was mutated in revenue record with vide mutation no. 54 order dated 21/08/2004.
- ☞ Kh. No. 107/11 was the Part of Kh. No. 107/4 which was the recorded land of Smt. Vimla Bai W/o Shri. Balram since 1986-87.
- ☞ Smt. Vimla Bai W/o Shri. Balram was executed sale deed in favour of Shri. Sharad Agrawal S/o Late Shri. Ramesh Agrawal.
- ☞ The name of Shri. Sharad Agrawal S/o Late Shri. Ramesh Agrawal was mutated in the revenue record with vide mutation no. 08 order dated 30/03/2007.
- ☞ Kh. No. 106/5 was the recorded land of Shri. Khorbahara, Punau S/o Shri. Ramsingh & Others since 1986-87.
- ☞ After that due to mutual partition some part of Kh. No. 106/5 area 0.178 Hect was transfer in the name of Shri. Punau S/o Shri. Ramsingh.
- ☞ Shri. Punau S/o Shri. Ramsingh was executed sale deed in favour of Shri. Sharad Agrawal S/o Late Shri. Ramesh Agrawal with vide sale deed dated 02/05/2006, Vol. No. 33964, Doc. No. 796(Kh).
- ☞ Kh. No. 106/1 was the recorded land of Smt. Kisnauten Bai D/o Shri. Bhondu & Smt. Shaym Bai W/o Shri. Bhondu Since 1986-87.
- ☞ After the death of Smt. Shaym Bai W/o Shri. Bhondu said land was transfer in favour of Smt. Kisnauten Bai D/o Shri. Bhondu.
- ☞ Kh. No. 106/2 -5 was the recorded land of Shri. Khorbahara, Punau S/o Shri. Ramsingh & Others since 1986-87.
- ☞ After that due to mutual partition Kh. No. 106/2 & some part of Kh. No. 106/5 area 0.121 Hect was transfer in the name of Smt. Kisnauten Bai D/o Shri. Bhondu.
- ☞ After mutation Part of Kh. No. 106/5 was recorded as Kh. No. 106/11.
- ☞ After that Smt. Kisnauten Bai D/o Shri. Bhondu was executed sale deed of Kh. No. 106/1-2-11 in favour of Shri. Sharad Agrawal S/o Late Shri. Ramesh Agrawal with vide sale deed dated 07/07/2006, Vol. No. 33802, Doc. No. 96(G).
- ☞ Kh. No. 118/7 was the Part of Kh. no. 118/4 which was the recorded land of Smt. Jhalo W/o Late Shri. Kodan, Uttam, Babulal, Raghunandan all are S/o Shri. Babulal, Smt. Fulbati D/o Shri. Babulal, Smt. Basanta S/o Shri. Harmohan Since 1986-87.
- ☞ After the death of Smt. Jhalo W/o Late Shri. Kodan said land was transfer in the name of Shri. Sukhchand, Devchand, Kekchand, all S/o Shri. Kodan with vide mutation no. 158 order dated 26/03/1988.



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For, Singhania Goel Buildcon

[Signature]
Partner

- ☞ After that due to mutual partition some part of Kh. No. 118/4 area 0.445 Hect was transfer in the name of Shri. Kekchand S/o Shri. Kodan in the year 1988-89.
- ☞ After mutation said part of land recorded as Kh. No. 118/7.
- ☞ Shri. Kekchand S/o Shri. Kodan was executed sale deed in favour of Shri. Sharad Agrawal S/o Late Shri. Ramesh Agrawal with vide sale deed dated 22/08/2006, Vol. No. 34669, Doc. No. 2070(G).
- ☞ Kh. No. 108/1 was the recorded land of Shri. Tilakdas, Ishwar Das, Kalavati all are S/o & D/o Shri. Basavan since 1986-87.
- ☞ After the death of Shri. Tilakdas, Ishwar Das, Kalavati all are S/o & D/o Shri. Basavan said land was transfer in the name of Smt. Birja Bai W/o Late Shri. Tilakdas, Karan Das, Kamrauteen S/o & D/o Shri. Tilakram.
- ☞ Smt. Birja Bai W/o Late Shri. Tilakdas, Karan Das, Kamrauteen S/o & D/o Shri. Tilakram was executed sale deed in favour of Shri. Sharad Agrawal S/o Late Shri. Ramesh Agrawal.
- ☞ The name of Shri. Sharad Agrawal S/o Late Shri. Ramesh Agrawal was mutated in the revenue record with vide mutation no. 15 order dated 18/03/2007.
- ☞ Kh. No. 108/2 was the recorded land of Shri. Bisauha S/o Shri. Amoldas since 1986-87.
- ☞ Shri. Bisauha S/o Shri. Amoldas was executed sale deed in favour of Shri. Sharad Agrawal S/o Late Shri. Ramesh Agrawal.
- ☞ The name of Shri. Sharad Agrawal S/o Late Shri. Ramesh Agrawal was mutated in the revenue record with vide mutation no. 15 order dated 18/03/2007.
- ☞ Kh. No. 107/4 was the recorded land of Smt. Bimla Bai W/o Shri. Balram since 1986-87.
- ☞ Smt. Bimla Bai W/o Shri. Balram was executed sale deed of remaining part of her land i.e. 0.138 Hect in favour of Shri. Sharad Agrawal S/o Late Shri. Ramesh Agrawal with vide sale deed dated 17/03/2006, Vol. No. 33529, Doc. No. 7402 (K).
- ☞ Kh. No. 26/3 was the recorded land of Shri. Sukhchand S/o Shri. Kodan .
- ☞ Shri. Sukhchand S/o Shri. Kodan was executed sale deed in favour of Minor Dhiraj Kumar S/o Shri. Sevakram Premchandani through Guardian Smt. Sarita Devi W/o Shri. Sevakram Premchandani with vide sale deed dated 10/07/1991.
- ☞ Minor Dhiraj Kumar S/o Shri. Sevakram Premchandani through Guardian Smt. Sarita Devi W/o Shri. Sevakram Premchandani was executed sale deed in favour of Shri. Sharad Agrawal S/o Late Shri. Ramesh Agrawal.
- ☞ The name of Shri. Sharad Agrawal S/o Late Shri. Ramesh Agrawal was mutated in revenue record with vide mutation no. 06, Order dated 27/01/2003.
- ☞ Kh. No. 85/10 was the recorded land of Smt. Baisakhin W/o Shri. Hagru since 1986-87.
- ☞ Smt. Baisakhin W/o Shri. Hagru was executed sale deed in favour of Shri. Sharad Agrawal S/o Late Shri. Ramesh Agrawal.
- ☞ The name of Shri. Sharad Agrawal S/o Late Shri. Ramesh Agrawal was mutated in revenue record with vide mutation no. 24, Order dated 01/12/2005.
- ☞ Kh. No. 85/15 was the part of Kh. No. 85/5 which was the recorded land of Shri. Bahurlal S/o Shri. Kaliram.
- ☞ Shri. Bahurlal S/o Shri. Kaliram was executed sale deed of some part of his land in favour of Shri. Bhagabai W/o Shri. Kunjram, Smt. Sumita D/o Shri. Kunjram
- ☞ The name of Shri. Bhagabai W/o Shri. Kunjram, Smt. Sumita D/o Shri. Kunjram was mutated in revenue record with vide mutation no. 31 order dated 25/03/1999.
- ☞ Shri. Bhagabai W/o Shri. Kunjram, Smt. Sumita D/o Shri. Kunjram was executed sale deed in favour of Shri. Sharad Agrawal S/o Late Shri. Ramesh Agrawal.



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For, Singhania Goel Buildcon

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Partner

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- ☞ The name of Shri. Sharad Agrawal S/o Late Shri. Ramesh Agrawal was mutated in revenue record with vide mutation no. 11, Order dated 30/03/2007.
- ☞ Kh. No. 26/13 was the recorded land of Shri. Devchand S/o Shri. Kodan since 1986-87.
- ☞ Shri. Devchand S/o Shri. Kodan was executed sale deed in favour of Shri. Sharad Agrawal S/o Late Shri. Ramesh Agrawal with vide sale deed dated 23/6/2005, Vol. No. 31795, Doc. No. 1130(Kh).
- ☞ Kh. No. 111/8 was the recorded land of Minor Rajendra Prasad S/o Shri. Tijau through Ramouteen Bai S/o Shri. Bisauha since 1986-87.
- ☞ After attending the age of majority said land was transfer in the name of Shri. Rajendra Prasad S/o Shri. Tijau with vide mutation no. 16 order dated 21/05/1997.
- ☞ Shri. Rajendra Prasad S/o Shri. Tijau was executed sale deed in favour of Shri. Sharad Agrawal S/o Late Shri. Ramesh Agrawal with vide sale deed dated 27/07/2005, Vol. No. 31985, Doc. No. 1699(Kh).
- ☞ Kh. No. 111/9 was the recorded land of Smt. Rampyari W/o Shri. Biswanta since 1986-87.
- ☞ Smt. Rampyari W/o Shri. Biswanta was executed sale deed in favour of Shri. Bahoran S/o Shri. Dhansingh.
- ☞ The name of Shri. Bahoran S/o Shri. Dhansingh with vide mutation no. 171 order dated 29/04/1988.
- ☞ Shri. Bahoran S/o Shri. Dhansingh was executed sale deed in favour of Smt. Baisakhin W/o Shri. Hagru.
- ☞ The name of Smt. Baisakhin W/o Shri. Hagru was mutated in the revenue record with vide mutation no. 172 order dated 16/06/1988.
- ☞ Smt. Baisakhin W/o Shri. Hagru was executed sale deed in favour of Shri. Sharad Agrawal S/o Late Shri. Ramesh Agrawal.
- ☞ The name of Shri. Sharad Agrawal S/o Late Shri. Ramesh Agrawal was mutated in the revenue record with vide mutation no. 24 order dated 01/12/2005.
- ☞ After that Shri. Sharad Agrawal (Goel S/o Late Shri. Ramesh Agrawal, Shri. Shashank Agrawal S/o Shri. Kedar Agrawal, Shri. Gopal Agrawal S/o Late Shri. Nankchand Agrawal, Shri. Deepak Agrawal S/o Shri. Nanakchand Agrawal was executed Registered Partnership Deed of Firm Name as "M/s Singhanian Goel Buildcon" among Singhanian Buildcon Pvt. Ltd through Director Shri. Subodh Singhanian S/o Shri. Shyam Lal Singhanian, Shri. Kapil Agrawal S/o Shri. Kedar Agrawal & Shri. Sandeep Agrawal S/o Late Shri. Roopchand Agrawal with vide **Registered Deed of Partnership** dated 17/06/2011 with Book No. A-1, Document No. **1302 (G)**, Vol. No. **51232**, Page no. **78+182** and contributed their above mentioned land as a Capital Asset of the firm.

2	Kh. No. 118/4 area 0.413 Hect	Sale Deed dated 16/06/2011	Registered Sale Deed with Book No. A-1, Document No. 2059 (KH), Vol. No. 51210, Page no. 46+58 was executed by Shri Maniram Sahu in favour of Shinghanian Goel Buildcon	North- Kh. No. 117 South- Kh. No. 118/3 East - Kh. No. 119 West - 118/5
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Flow of Title:-

- ☞ Kh. no. 118/4 which was the recorded land of Smt. Jhalo W/o Late Shri. Kodan, Uttam, Babulal, Raghunandan all are S/o Shri. Babulal, Smt. Fulbati D/o Shri. Babulal, Smt. Basanta S/o Shri. Harmohan Since 1986-87.
- ☞ After the death of Smt. Jhalo W/o Late Shri. Kodan said land was transfer in the name of Shri. Sukhchand, Devchand, Kekchand, all S/o Shri. Kodan with vide



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For, Singhanian Goel Buildcon

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Partner

mutation no. 158 order dated 26/03/1988.

- ☞ After that due to mutual partition some part of Kh. No. 118/4 area 0.413 Hect was transfer in the name of Shri. Devichand S/o Shri. Kodan in the year 1988-89.
- ☞ Shri. Devichand S/o Shri. Kodan was executed sale deed in favour of Shri. Chhanulal S/o Shri. Bodhiram.
- ☞ The name of Shri. Chhanulal S/o Shri. Bodhiram was mutated in revenue record with vide mutation no. 33 order dated 09/08/2007.
- ☞ Shri. Chhanulal S/o Shri. Bodhiram was executed sale deed in favour of Shri. Maniram Sahu S/o Shri. Ghasiram Sahu with vide sale deed dated 19/03/2010, Vol. No. 46527, Doc. No. 1359(G).
- ☞ Shri. Maniram Sahu S/o Shri. Ghasiram Sahu was executed sale deed in favour of Singhanian Goyal Buildcon through Partner Shri. Subodh Singhanian S/o Shri. Shyamlal Singhanian with vide Registered Sale Deed dated 16/06/2011 with Book No. A-1, Document No. 2059 (KH), Vol. No. 51210, Page no. 46+58

3.	Kh. No. 105 area 0.255 Hect	Sale Deed dated 08/06/2011	Registered Sale Deed with Book No. A-1, Document No. 1806 (KH), Vol. No. 51155, Page no. 90+105 was executed by Shri. Hatharu Satnami & Others in favour of Shinghanian Goel Buildcon	North - Kh. No. 102 South - Kh. No. 122 East - Kh. No. 103 West - Kh. No. 106
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Flow of Title :-

- ☞ Kh. No. 105 was the recorded land of Shri. Hatharu, Budharu both are S/o Shri. Bhavarsingh Since 1986-87.
- ☞ After that said land was transfer in the name of Shri. Kunjram S/o Shri. Subelal with vide case no. 16 A/6 year 193-94 order dated 19/11/1995.
- ☞ However Shri. Hatharu, Budharu both are S/o Shri. Bhavarsingh was executed sale deed in favour of Singhanian Goyal Buildcon through Partner Shri. Subodh Singhanian S/o Shri. Shyamlal Singhanian with vide Registered Sale Deed dated 08/06/2011 with Book No. A-1, Document No. 1806 (KH), Vol. No. 51155, Page no. 90+105.
- ☞ After that name of Singhanian Goyal Buildcon through Partner Shri. Subodh Singhanian S/o Shri. Shyamlal Singhanian with vide case no. 99/A/6 order dated 12/08/2011.

4	Kh. No. 85/5-6-8, 85/17, 407/9, 109, 110/3-7, 110/4, 111/10, 117/3-4-7- 8-2-6, 84, 85/1-9- 12-13-14, 88/1-2-3, 104, 107/1-2-3-5-6- 8, 110/2, 111/6, 116/2, 117/5, 118/5, 120/1-2-3, 121/1-2, 122, 123/2 area 11.026 Hect	Sale Deed dated 06/08/2011	Registered Sale Deed with Book No. A-1, Document No. 1977 (G), Vol. No. 51664, Page no. 79+120 was executed by Kaushilya Real Estate in favour of Shinghanian Goel Buildcon	North - Land of Sharad Agrawal South- Land of Ram Sajivan East- Land of Sharad Agrawal West - Ragini Vyapar
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Flow of Title :-

- ☞ Kh. no. 85/5 was the recorded land of Shri. Bahurlal S/o Shri. Kaliram Since 1986-87.
- ☞ Kh. No. 85/6-8 was the recorded land of Shri. Kaliram S/o Shri. Kabilas since 1986-87.
- ☞ After the death of Shri. Kaliram S/o Shri. Kabilas said land was transfer in favour of



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For, Singhanian Goel Buildcon

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Partner

- Shri. Bahurlal S/o Shri. Kaliram with vide mutation no. 30 order dated 27/05/1997.
- ☞ Kh. No. 85/17 was the part of Kh. No. 85/3 which was the recorded land of Shri. Bahurlal S/o Shri. Kaliram since 1986-87.
 - ☞ Shri. Bahurlal S/o Shri. Kaliram was executed sale deed of Kh. No. 85/5-6-8 & Part of Kh. No. 85/3 in favour of Siddhi Agro Foods Pvt. Ltd through director Shri. Sushil Kumar Jain S/o Shri. Biharilal Jain.
 - ☞ After that said land was mutated as Kh. No. 85/17-5-6-8 in the name of Siddhi Agro Foods Pvt. Ltd through director Shri. Sushil Kumar Jain S/o Shri. Biharilal Jain was mutated with vide mutation no. 62 order dated 25/01/2005.
 - ☞ Siddhi Agro Foods Pvt. Ltd through director Shri. Sushil Kumar Jain S/o Shri. Biharilal Jain was executed sale deed in favour of Shri. Rajesh Jain S/o Shri. Premchand Jain with vide sale deed dated 10/08/2006, Vol. No. 34625, Doc. No. 2852(K).
 - ☞ Kh. No. 107/9 was the part of Kh. No. 107/4 which was the recorded land of Smt. Bimala Bai W/o Shri. Balram.
 - ☞ Smt. Bimala Bai W/o Shri. Balram was executed sale deed in favour of Smt. Kanchan Bai W/o Shri. Karan Das Kosle with vide sale deed dated 07/05/2003, Vol. no. 27749, Doc. No. 5(G).
 - ☞ Kh. No. 110/4(111/10) was the recorded land of Smt. Asobai W/o Shri. Khorbahara since 1986-87.
 - ☞ Smt. Asobai W/o Shri. Khorbahara was executed sale deed in favour of Smt. Kanchan Bai W/o Shri. Karan Das Kosle. The name of Smt. Kanchan Bai W/o Shri. Karan Das Kosle was mutated in the revenue record with vide mutation no. 31 order dated 14/04/2002.
 - ☞ After that Smt. Kanchan Bai W/o Shri. Karan Das Kosle was executed sale deed in favour of Shri. Rajesh Jain S/o Shri. Premchand Jain with vide sale deed dated 28/04/2006, Vol. No. 33935, Doc. No. 576(Kh).
 - ☞ Kh. No. 109 was the recorded land of Shri. Bahurlal S/o Shri. Karandas.
 - ☞ After the death of Shri. Bahurlal S/o Shri. Karandas said land was transfer in the name of Minor Shri. Charanjeet Singh S/o Shri. Karan Das, Minor Doman Prasad S/o Shri. Karan Das through Guardian mother Smt. Kanchan Bai W/o Shri. Karan Das with vide mutation no. 34 order dated 05/07/1997.
 - ☞ After attending the age of majority Shri. Charanjeet Singh S/o Shri. Karan Das, Minor Doman Prasad (age 17 Years) S/o Shri. Karan Das through Guardian mother Smt. Kanchan Bai W/o Shri. Karan Das was executed sale deed in favour of Shri. Rajesh Jain S/o Shri. Premchand Jain with vide sale deed dated 28/04/2006, Vol. No. 33935, Doc. No. 575(Kh).
 - ☞ Kh. No. 110/3(111/7) was the recorded land of Minor Santosh Kumar S/o Shri. Konda through Guardian mother Smt. Bhagaiya W/o Shri. Konda since 1986-87.
 - ☞ After attending the age of majority said land was transfer in the name of Shri. Santosh Kumar S/o Shri. Konda with vide mutation no. 27 order dated 02/08/2000.
 - ☞ Shri. Santosh Kumar S/o Shri. Konda was executed sale deed in favour of Shri. Rajesh Jain S/o Shri. Premchand Jain with vide sale deed dated 04/11/2006, Vol. No. 35083, Doc. No. 4655(K).
 - ☞ Shri. Rajesh Jain S/o Shri. Premchand Jain was executed sale deed of Kh. No. 85/5-6-8-17, 107/9, 109, 110/3, 111/7, 110/4, 111/10 area 2.706 hect in favour of Kaushilya Real Estate Pvt. Ltd through Director Shri. Deepak Agrawal S/o Late N. C. Agrawal with vide sale deed dated 06/04/2011, Vol. no. 50543, Doc. No. 128(Kh).
 - ☞ Kh. No. 117/3 -2-6 was the recorded land of Smt. Mangteen Bai D/o Shri. Nemdas since 1986-87.
 - ☞ Smt. Mangteen Bai D/o Shri. Nemdas was executed sale deed in favour of Shri.



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For, Singhania Gool Buildcon

[Signature]
Partner

- Rajesh Jain S/o Shri. Premchand Jain with vide sale deed dated 09/05/2006, Vol. No. 34018, Doc. No. 816(K).
- ☞ Kh. No. 117/4-7-8 was the recorded land of Smt. Suraji Bai D/o Shri. Nemdas.
 - ☞ After the death of Smt. Suraji Bai D/o Shri. Nemdas said land was transfer in favour of Shri. Ramji S/o Shri. Babulal with vide mutation no. 27 order dated 26/05/1997.
 - ☞ Shri. Ramji S/o Shri. Babulal was executed sale deed in favour of Shri. Rajesh Jain S/o Shri. Premchand Jain with vide sale deed dated 09/05/2006, Vol. No. 34018, Doc. No. 817(K).
 - ☞ Shri. Rajesh Jain S/o Shri. Premchand Jain was executed sale deed of Kh. No. 117/3-4-7-8-2-6 area 0.444 Hect in favour of Kaushilya Real Estate through Shri. Deepak Agrawal S/o Shri. N. C. Agrawal with vide sale deed dated 06/04/2011, Vol. No. 50543, Doc. No. 130(Kh).
 - ☞ Kh. No. 84 was the recorded land of Smt. Budhara W/o Shri. Laldas since 1986-87.
 - ☞ Smt. Budhara W/o Shri. Laldas was executed sale deed in favour of Smt. Asha Kaul W/o Shri. Vinay Kumar.
 - ☞ The name of Smt. Asha Kaul W/o Shri. Vinay Kumar was mutated in the revenue record with vide mutation no. 16 order dated 15/12/1998.
 - ☞ Smt. Asha Kaul W/o Shri. Vinay Kumar was executed sale deed in favour of Shri. Ashok Kumar S/o Shri. Sarju Prasad & Shri. Shiv Prasad S/o Shri. D. P. Pandey .
 - ☞ The name of Shri. Ashok Kumar S/o Shri. Sarju Prasad & Shri. Shiv Prasad S/o Shri. D. P. Pandey was mutated in the revenue record with vide mutation no. 15 order dated 15/01/2001.
 - ☞ After that due to mutual Partition said land was transfer in the name of Shri. Ashok Kumar S/o Shri. Sarju with vide mutation no. 35 order dated 29/06/2004.
 - ☞ Shri. Ashok Kumar S/o Shri. Sarju was executed sale deed in favour of Shri. Kamlesh Jain S/o Shri. G. C. Jain.
 - ☞ The name of Shri. Kamlesh Jain S/o Shri. G. C. Jain was mutated in the revenue record with vide mutation no. 61 order dated 03/06/2006.
 - ☞ Kh. No. 85/1 was the recorded land of Shri. Sunderlal S/o Shri. Kallu, Smt. Phuteniya W/o Late Shri. Kallu since 1986-87.
 - ☞ Shri. Sunderlal S/o Shri. Kallu, Smt. Phuteniya W/o Late Shri. Kallu was executed sale deed in favour of Shri. Ashok Kumar S/o Shri. Sarju Prasad.
 - ☞ The name of Shri. Ashok Kumar S/o Shri. Sarju Prasad was mutated in the revenue record with vide mutation no. 47 order dated 21/08/2004.
 - ☞ Shri. Ashok Kumar S/o Shri. Sarju was executed sale deed in favour of Shri. Kamlesh Jain S/o Shri. G. C. Jain.
 - ☞ The name of Shri. Kamlesh Jain S/o Shri. G. C. Jain was mutated in the revenue record with vide mutation no. 61 order dated 03/06/2006.
 - ☞ Kh. No. 85/9 was the recorded land of Shri. Baliram S/o Shri. Devnath since 1986-87.
 - ☞ After the death of Shri. Baliram S/o Shri. Devnath said land was transfer in the name of Shri. Dayachand S/o Shri. Baliram with vide mutation no. 29 order dated 26/04/2004.
 - ☞ Shri. Dayachand S/o Shri. Baliram was executed sale deed in favour of Shri. Kamlesh Jain S/o Shri. G. C. Jain.
 - ☞ The name of Shri. Kamlesh Jain S/o Shri. G. C. Jain was mutated in the revenue record with vide mutation no. 80 order dated 03/11/2006.
 - ☞ Kh. No. 85/12 was the part of Kh. No. 85/4 which was the recorded land of Shri. Rupsingh, Moharilal both are S/o Shri. Gopal, Jaganlal, Mahendra Kumar, Mileswar, Revaram alias Ishwari Prasad all are S/o Shri. Kheduram since 1986-87.
 - ☞ Shri. Rupsingh, Moharilal both are S/o Shri. Gopal, Jaganlal, Mahendra Kumar,



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For, Singhania Coal Buildcon

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Partner

- Mileshwar, Revaram alias Ishwari Prasad all are S/o Shri. Kheduram was executed sale deed of some part of his land in favour of Shri. Baijnath S/o Shri. Ganga Prasad Kushwaha with vide sale deed dated 21/11/1990.
- ☞ After mutation said land was recorded as Kh. No. 85/12.
 - ☞ Shri. Baijnath S/o Shri. Ganga Prasad Kushwaha was executed sale deed in favour of Shri. Naveen Kumar Jain S/o Shri. Bhikhuram Jain with vide sale deed dated 02/05/2005, Vol. No. 31502, Doc. No. 1562.
 - ☞ Kh. No. 85/13 was the part of Kh. No. 85/4 & Kh. No. 107/2 which was the recorded land of Shri. Rupsingh, Moharilal both are S/o Shri. Gopal, Jaganlal, Mahendra Kumar, Mileshwar, Revaram alias Ishwari Prasad all are S/o Shri. Kheduram since 1986-87.
 - ☞ Shri. Rupsingh, Moharilal both are S/o Shri. Gopal, Jaganlal, Mahendra Kumar, Mileshwar, Revaram alias Ishwari Prasad all are S/o Shri. Kheduram was executed sale deed of some part of Kh. No. 85/4 & Kh. No. 107/2 in favour of Smt. Hemlata W/o Shri. Ramesh Kumar Chouhan with vide sale deed dated 21/11/1990.
 - ☞ After mutation said land was recorded as Kh. No. 85/13 & Kh. No. 107/2.
 - ☞ Smt. Hemlata W/o Shri. Ramesh Kumar Chouhan was executed sale deed in favour of Shri. Naveen Kumar Jain S/o Shri. Bhikhuram Jain with vide sale deed dated 02/05/2005, Vol. No. 31502, Doc. No. 1565.
 - ☞ Kh. No. 107/6 was the part of Kh. No. 107/2 which was the recorded land of Shri. Rupsingh, Moharilal both are S/o Shri. Gopal, Jaganlal, Mahendra Kumar, Mileshwar, Revaram alias Ishwari Prasad all are S/o Shri. Kheduram since 1986-87.
 - ☞ Shri. Rupsingh, Moharilal both are S/o Shri. Gopal, Jaganlal, Mahendra Kumar, Mileshwar, Revaram alias Ishwari Prasad all are S/o Shri. Kheduram was executed sale deed of some part of Kh. No. 107/2 in favour of Shri. Baijanath S/o Shri. Ganga Prasad.
 - ☞ Shri. Baijanath S/o Shri. Ganga Prasad was the executed sale deed in favour of Shri. Naveen Kumar Jain S/o Shri. Bhikhuram Jain .
 - ☞ The name of Shri. Naveen Kumar Jain S/o Shri. Bhikhuram Jain was mutated in revenue record with vide mutation no. 06 order dated 10/06/2005.
 - ☞ Shri. Naveen Kumar Jain S/o Shri. Bhikhuram Jain was executed sale deed in favour of Kh. No. 85/12-13, 107/2-6 in favour of Shri. Kamlesh Jain S/o Shri. G. C. Jain with vide sale deed dated 28/04/2006, Vol. No. 33935, Doc. No. 572 (Kh).
 - ☞ Kh. No. 85/14 was the part of Kh. No. 85/8 which was the recorded land of Shri. Kaliram S/o Shri. Kabilas since 1986-87.
 - ☞ Shri. Kaliram S/o Shri. Kabilas was executed sale deed of some part of his land in favour of Shri. Mitthudas S/o Shri. Jethuram.
 - ☞ The name of Shri. Mitthudas S/o Shri. Jethuram was mutated in the revenue recorded with vide mutation no. 42 order dated 26/06/1990.
 - ☞ Shri. Mitthudas S/o Shri. Jethuram was executed sale deed in afvoru of Shri. Ashok Kumar S/o Sarju Prasad.
 - ☞ The name of Shri. Ashok Kumar S/o Sarju Prasad was mutated in the revenue record with vide mutation no. 46 order dated 21/08/2004.
 - ☞ Shri. Ashok Kumar S/o Sarju Prasad was executed sale deed in favour of Shri. Kamlesh Jain S/o Shri. G. C. Jain.
 - ☞ The name of Shri. Kamlesh Jain S/o Shri. G. C. Jain was mutated in the revenue record with vide mutation no. 61 order dated 03/06/2006.
 - ☞ Kh. No. 88/3 was the part of Kh. No. 88/1-2 which was the recorded land of Smt. Shyam Bai D/o Shri. Ramedas since 1986-87.
 - ☞ After the death of Smt. Shyam Bai D/o Shri. Ramedas said land was transfer in the



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- name of Shri. Sahdev Das S/o Shri. Samedas with vide mutation no. 42 order dated 30/06/1994.
- ☞ After that Shri. Sahdev Das S/o Shri. Samedas was executed sale deed of some part of his land in favour of Shri. Mitthudas S/o Shri. Jethu.
 - ☞ The name of Shri. Mitthudas S/o Shri. Jethu was mutated in the revenue record with vide mutation no. 25 order dated 26/05/1997.
 - ☞ Shri. Mitthudas S/o Shri. Jethu was executed sale deed in favour of Shri. Kamlesh Jain S/o Shri. G. C. Jain with vide sale deed dated 10/02/2006, Vol. No. 33372, Doc. No. 8755(Kh).
 - ☞ Kh. No. 107/1 was the recorded land of Shri. Karan Das S/o Shri. Bisal Since 1986-87.
 - ☞ Shri. Karan Das S/o Shri. Bisal was executed sale deed in favour of Shri. Kamlesh Jain S/o Shri. G. C. Jain with vide sale deed dated 28/04/2006, Vol. No. 33930, Doc. No. 571(Kh).
 - ☞ Kh. No. 107/8 was the part of Kh. No. 107/3 which was the recorded land of Shri. Phaguva S/o Shri. Jethu since 1986-87.
 - ☞ After that due to mutual partition some part of said land was transfer in the name of Shri. Bharat Das S/o Shri. Jethu with vide mutation no. 12 order dated 14/05/2001.
 - ☞ After mutation said part of land was recorded as Kh. No. 107/8.
 - ☞ Shri. Bharat Das S/o Shri. Jethu was executed sale deed in favour of Shri. Kamlesh Jain S/o Shri. G. C. Jain with vide sale deed dated 15/11/2006, Vol. No. 35167, Doc. No. 5006(Kh).
 - ☞ Kh. No. 110/2 (111/6) was the recorded land of Shri. Siyaram, Bhavsingh, Dularsingh all are S/o Shri. Parbhu.
 - ☞ After that due to mutual partition Kh. No. 110/2 (111/6) was transfer in the name of Shri. Siyaram S/o Shri. Parbhu with vide mutation no. 13 order dated 10/07/2003.
 - ☞ Shri. Siyaram S/o Shri. Parbhu was executed sale deed in favour of Shri. Kamlesh Jain S/o Shri. G. C. Jain with vide sale deed dated 13/03/2007, Vol. No. 36155, Doc. No. 7924(K).
 - ☞ Kh. No. 120/1 was the recorded land of Monit Kishanlal S/o Shri. Bisal through Guardian Smt. Sukwanteen W/o Late Shri. Bisal Since 1986-87.
 - ☞ After attending the age of Majority said land was mutated in the name of Shri. Kishanlal S/o Shri. Bisal with vide mutation no. 08 order dated 02/08/2000.
 - ☞ Shri. Kishanlal S/o Shri. Bisal was executed sale deed in favour of Shri. Kamlesh Jain S/o Shri. G. C. Jain with vide sale deed dated 28/04/2006, Vol. No. 33935, Doc. No. 574(Kh).
 - ☞ Kh. No. 120/2 was the recorded land of Shri. Rupchand S/o Shri. Gopal since 1986-87.
 - ☞ After the death of Shri. Rupchand S/o Shri. Gopal said land was transfer in the name of Smt. Rajo Bai W/o Late Shri. Rupchand, Jhalaram, Rajkumar, Santkumar, Rupa, Savitri, Meena Bai, Suniti, Kunji all are S/o & D/o Shri. Rupchand with vide mutation no. 14 order dated 20/06/2007.
 - ☞ Smt. Rajo Bai W/o Late Shri. Rupchand, Jhalaram, Rajkumar, Santkumar, Rupa, Savitri, Meena Bai, Suniti, Kunji all are S/o & D/o Shri. Rupchand was executed sale deed of some part of his land in favour of Smt. Mangateen D/o Shri. Suklal.
 - ☞ Said part of land was mutated as Kh. No. 120/3 in the name of Smt. Mangateen D/o Shri. Suklal with vide mutation no. 68 order dated 24/02/2005.
 - ☞ Smt. Mangateen D/o Shri. Suklal was executed sale deed in favour of Shri. Kamlesh Jain S/o Shri. G. C. Jain with vide sale deed dated 15/12/2006, Vol. No. 35381, Doc. No. 3177.
 - ☞ After that Smt. Rajo Bai W/o Late Shri. Rupchand, Jhalaram, Rajkumar, Santkumar,



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For, Singhania Cool Building

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Partner

Rupa, Savitri, Meena Bai, Suniti, Kunji all are S/o & D/o Shri. Rupchand was executed sale deed of remaining part of their land of Kh. No. 120/2 in favour of Shri. Kamlesh Jain S/o Shri. G. C. Jain with vide sale deed dated 16/03/2007, Vol. No. 36223, Doc. No. 8124(K).

After that Shri. Kamlesh Jain S/o Shri. G. C. Jain was executed sale deed was executed sale deed of Kh. No. 84, 85/1-9-12-13-14, 88/3, 107/1-2-6-8, 110/2, 111/6, 120/1-2-3 area 4.604 Hect in favour of Kaushilya Real Estate through Shri. Deepak Agrawal S/o Shri. N. C. Agrawal with vide sale deed dated 31/03/2010, Vol. No. 46817, Doc. No. 8295 (Kh).

Kh. No. 88/1-2 which was the recorded land of Smt. Shyam Bai D/o Shri. Ramedas since 1986-87.

After the death of Smt. Shyam Bai D/o Shri. Ramedas said land was transfer in the name of Shri. Sahdev Das S/o Shri. Samedas with vide mutation no. 42 order dated 30/06/1994.

After that Shri. Sahdev Das S/o Shri. Samedas was executed sale deed of in favour of Shri. Mungesia S/o Shri. Shyamlal.

The name of Shri. Mungesia S/o Shri. Shyamlal was mutated in the revenue record with vide mutation no. 06 order dated 27/01/2003.

Shri. Mungesia S/o Shri. Shyamlal was executed sale deed in favour of Ashtavinayak State through Kamlesh Jain S/o Shri. G. C. Jain with vide sale deed dated 01/05/2008, Vol. No. 40304, Doc. No. 740(K).

Kh. No. 104, 121/1-2, 122, 123/2 was the recorded land of Smt. Gulab Bai W/o Shri. Sahadev since 1986-87.

Smt. Gulab Bai W/o Shri. Sahadev was executed sale deed in favour of Ashtavinayak State through Kamlesh Jain S/o Shri. G. C. Jain with vide sale deed dated 25/06/2009, Vol. No. 44400, Doc. No. 1329(G).

Kh. No. 107/5 was the part of Kh. No. 107/3 which was recorded land of Shri. Faguva S/o Shri. Jethu.

Shri. Faguva S/o Shri. Jethu was executed sale deed of some part of his land in favour of Minor Umend Kumar S/o Shri. Mulchand through Guardian Smt. Malati Bai W/o Shri. Mulchand.

The name of Minor Umend Kumar S/o Shri. Mulchand through Guardian Smt. Malati Bai W/o Shri. Mulchand with vide mutation no. 162 order dated 26/03/1988.

Minor Umend Kumar S/o Shri. Mulchand through Guardian Smt. Malati Bai W/o Shri. Mulchand was executed sale deed in favour of Smt. Dukalin W/o Shri. Ramlal.

The name of Smt. Dukalin W/o Shri. Ramlal was mutated in the revenue record with vide mutation no. 18 order dated 15/07/2001.

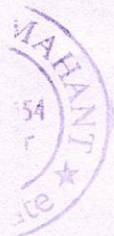
Smt. Dukalin W/o Shri. Ramlal was executed sale deed in favour of Ashtavinayak State through Kamlesh Jain S/o Shri. G. C. Jain with vide sale deed dated 26/06/2009, Vol. No. 44407, Doc. No. 1359(K).

Kh. No. 107/3 was the recorded land of Shri. Phaguva S/o Shri. Jethu.

After the death of Shri. Phaguva S/o Shri. Jethu said land was transfer in the name of Smt. Surja Bai W/o Late Shri. Phaguva, Sukhnandan, Raghunandan, Puran all are S/o Shri. Phaguva with vide mutation no. 37 order dated 26/05/2002.

After the death of Smt. Surja Bai W/o Late Shri. Phaguva said land was transfer in the name of Shri. Sukhnandan, Raghunandan, Puran all are S/o Shri. Phaguva with vide mutation no. 77 order dated 05/11/2006.

Shri. Sukhnandan, Raghunandan, Puran all are S/o Shri. Phaguva was executed sale deed in favour of Ashtavinayak State through Kamlesh Jain S/o Shri. G. C. Jain with vide sale deed dated 22/07/2008, Vol. No. 41176, Doc. No. 3182(K).



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For Singhania Cool Buildcon

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Partner

- ☞ Kh. No. 116/2, 117/5 was the recorded land of Shri. Mangaldas, Rupchand S/o Shri. Bhagchand since 1986-87.
- ☞ After the death of Rupchand S/o Shri. Bhagchand said land was transfer in the name of Shri. Mangaldas, S/o Shri. Bhagchand, Smt. Rajo W/o Late Shri. Rupchand, Shri. Jhalaram, Ramkumar, Kunti, Sant, Rupa, Savitri, Meena, Sunita all are S/o & D/o Shri. Rupchand.
- ☞ Shri. Mangaldas, S/o Shri. Bhagchand, Smt. Rajo W/o Late Shri. Rupchand, Shri. Jhalaram, Ramkumar, Kunti, Sant, Rupa, Savitri, Meena, Sunita all are S/o & D/o Shri. Rupchand was executed sale deed in favour of M/s Ragini Vyapar Pvt. Ltd through Shri. Rajesh Jain S/o Shri. P. C. Jain with vide sale deed dated 18/03/2008, Vol. No. 39724. Doc. No. 6152(G).
- ☞ M/s Ragini Vyapar Pvt. Ltd through Shri. Rajesh Jain S/o Shri. P. C. Jain was executed sale deed in favour of Ashtavinayak State through Kamlesh Jain S/o Shri. G. C. Jain .
- ☞ The name of Ashtavinayak State through Kamlesh Jain S/o Shri. G. C. Jain was muttaed in revenue record with vide mutation no. 30 order dated 04/07/2008.
- ☞ Kh. No. 118/5 was the recorded land of Shri. Latelu S/o Shri. Dubariya & Shri. Ghasia S/o Shri. Dubriya since 1986-87.
- ☞ After that due to mutual partition said land was transfer in favour of Shri. Ghasia S/o Shri. Dubriya.
- ☞ After the death of Shri. Ghasia S/o Shri. Dubriya said land was transfer in the name of Shri. Ramashankar, Shivshankar both are S/o Shri. Ghasiyaram & Smt. Tulasibai W/o Late Shri. Ghasiya Ram with vide mutation no. 49 order dated 18/09/2004.
- ☞ Shri. Ramashankar, Shivshankar both are S/o Shri. Ghasiyaram & Smt. Tulasibai W/o Late Shri. Ghasiya Ram was executed sale deed in favour of Ashtavinayak State through Kamlesh Jain S/o Shri. G. C. Jain with vide sale deed dated 14/12/2007, Vol. No. 38610, Doc. No. 7974(K)
- ☞ Ashtavinayak State through Kamlesh Jain S/o Shri. G. C. Jain was executed sale deed in favour of Kaushilya Real State Pvt. Ltd through Director Shri. Deepak Agrawal S/o Late Shri. N. C. Agrawal with vide sale deed dated 31/03/2010, Vol. No. 46817, Doc. No. 8294(Kh).
- ☞ Kaushilya Real State Pvt. Ltd through Director Shri. Deepak Agrawal S/o Late Shri. N. C. Agrawal was executed sale deed in favour of Singhania Goel Buildcon through Partner Singhania Buildcon Pvt. Ltd through Director Shjri. Subodh Singhania with vide sale deed dated 06/08/2011, Vol. No. 51664, Doc. No. 1977(G).

b). DETAILS OF OF KHASRA TRACE RECORD / MUTATION ENTRIES:

As per diverted B1 record above said property diverted for residential purpose in the name of M/s Singhania Goel Buildcon Pvt. Ltd. through Partner Singhania Buildcon Pvt. Ltd through Director Shri. Subodh Singhania S/o Shri. Shyamlal Singhania R/o Shyam Chamber, Hirapur, Raipur (C.G)

(B) PERMISSIONS & APPROVALS:

In order to develop the aforesaid property/colony/project M/s Singhania Goel Buildcon Pvt. Ltd. through Partner Singhania Buildcon Pvt. Ltd through Director Shri. Subodh Singhania S/o Shri. Shyamlal Singhania R/o Shyam Chamber, Hirapur, 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 Singhania Goel Buildcon Pvt. Ltd. through Partner Singhania Buildcon Pvt. Ltd



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Subodh

through Director Shri. Subodh Singhania S/o Shri. Shyamlal Singhania R/o Shyam Chamber, Hirapur, Raipur (C.G) vide its license no 51 dated 22/07/2011 for the area under Nagar Palik Nigam Raipur (C.G)

ii) **Colony Development Permission of Municipal Corporation / TCP/ SDO:**

That thereafter said M/s Singhania Goel Buildcon Pvt. Ltd. through Partner Singhania Buildcon Pvt. Ltd through Director Shri. Subodh Singhania S/o Shri. Shyamlal Singhania R/o Shyam Chamber, Hirapur, Raipur (C.G) has obtained Residential Colony development permission from the SDO, Raipur-CG vide its letter no. 05 dated - 07/11/2015 to develop said colony over the Kh. No 105, 118/4, 85/1, 84, 85/5, 85/6, 85/8, 85/9, 85/12, 85/13, 85/14, 85/17, 88/1-2, 88/3, 104, 107/1, 107/2, 107/3, 107/5, 107/6, 107/8, 107/9, 109, 110/2 (111/6), 110/3 (111/7), 110/4 (111/10), 116/2, 117/2, (117/6), 117/3, 117/5, 117/7, 117/8, 118/5, 120/1, 120/2, 120/3, 121/1, 121/2, 122, 123/2, 26/3, 85/15, 106/1, 106/2, 106/5, 106/11, 107/4, 107/11, 108/1, 108/2, 118/7, 111/8, 85/10, 111/9, 26/13, 26/6, 26/11, 26/14, 26/15, 26/16, 119/3, 107/10, 85/4, 85/11, 107/7, 110/1, 110/2, 114, 119/2, 115/1,2,3,4,5, 115/6, 115/7, 115/8, 116/1 comprising its area 20.097 Hect, Mouza Dondekhurd, PH. No. 13, RIC Dharsiva, Tehsil & Dist Raipur (C.G)

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

That thereafter said M/s Singhania Goel Buildcon Pvt. Ltd. through Partner Singhania Buildcon Pvt. Ltd through Director Shri. Subodh Singhania S/o Shri. Shyamlal Singhania R/o Shyam Chamber, Hirapur, Raipur (C.G) has obtained Residential development permission from the TCP Raipur-CG vide its letter no. 3432 dated - 18/03/2015 to develop said colony over the Kh. No 105, 118/4, 85/1, 84, 85/5, 85/6, 85/8, 85/9, 85/12, 85/13, 85/14, 85/17, 88/1-2, 88/3, 104, 107/1, 107/2, 107/3, 107/5, 107/6, 107/8, 107/9, 109, 110/2 (111/6), 110/3 (111/7), 110/4 (111/10), 116/2, 117/2, (117/6), 117/3, 117/5, 117/7, 117/8, 118/5, 120/1, 120/2, 120/3, 121/1, 121/2, 122, 123/2, 26/3, 85/15, 106/1, 106/2, 106/5, 106/11, 107/4, 107/11, 108/1, 108/2, 118/7, 111/8, 85/10, 111/9, 26/13, 26/6, 26/11, 26/14, 26/15, 26/16, 119/3, 107/10, 85/4, 85/11, 107/7, 110/1, 110/2, 114, 119/2, 115/1,2,3,4,5, 115/6, 115/7, 115/8, 116/1 comprising its area 20.097 Hect, Mouza Dondekhurd, PH. No. 13, RIC Dharsiva, Tehsil & Dist Raipur (C.G)

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

That said Municipal Corporation / SDO has issued mortgage letter vide its no. dated 07/11/2015 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.

Total Plotted area 19356.27 Sqmt.

(Plot No. 1, 9, 57, 58, 140, 141, 297 to 302, 353, 354, 397 to 399, 413 to 417, 431 to 434, 442 to 445, 453 to 455, 464, 465, 473 to 476, 481, 482, 500 to 502, 531 to 535, 552 to 558, 581 to 586, 597 to 600, 625 to 645, 670 to 673, 692 to 696, 707 to 711)

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

RAIPUR

Subodh Singhania

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For, Singhania Goel Buildcon

Partner

☞ That said has got NOC from Nazul Department for the said colony/project vide its letter no. dated for the development of the over the Kh. No comprising its area Hect, at Mouza PH.No. RIC Tehsil & Dist (C.G)

☞ Obtain from the borrower

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

☞ That said has obtained Building permission from the Nagar Nigam, Raipur-CG vide its letter no. date to develop said Residential Colony over the Kh. No comprising its area Hect, at Mouza, PH.No. RIC, Tehsil & Dist Raipur (C.G).

☞ Obtain from the borrower if available

vii) **Declaration Under the provision of M.P. Prakoshta Adhiniyam 1976/2000:**

☞ That thereafter in order to construction of Colony named as "....." over the aforesaid land bearing Kh. No comprising its area Hect, at Mouza the said land owner executed the Declaration under the provisions of M.P. Prakoshta Adhiniyam 1976 and registered the same on dated in Book No. A1, Vol. No. vide its document no. with Sub-Registrar office Raipur-CG. That said declaration has covered all the provisions of aforesaid Act and duly executed & registered.

☞ Not Applicable

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

☞ Copy of Partnership Deed

C. CONCLUSION:

Accordingly chain of title is complete and legally passed from person to person and accordingly thereby said M/s Singhanian Goel Buildcon Pvt. Ltd. through Partner Singhanian Buildcon Pvt. Ltd through Director Shri. Subodh Singhanian S/o Shri. Shyam Lal Singhanian R/o Shyam Chamber, Hirapur, Raipur (C.G) derived legal, valid marketable title over the said land/Plot and he is able to create equitable mortgage of the said Land / Plot in favour of Bank by deposit of Original registered Sale-deed of the aforesaid property except Kh. no. 110/1(110/2) & Kh. No. 105.

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 except Kh. no. 110/1(110/2) & Kh. No. 105. 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 find that minor interest was involved in Kh. No. 110/1(110/2), & I found that Kh. No. 105 was not valid evidence of rights which prevent the title holders from creating a valid mortgage.

MAHANT

Kuldeep

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For, Singhanian Goel Buildcon

Partner

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 except Kh. no. 110/1(110/2) & Kh. No. 105. 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 except Kh. no. 110/1(110/2) & Kh. No. 105.



19 MAY 2018

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

Enclosed:

Search Receipt No. 8/968 dated 16/04/2018 of Rs. 110 for the year 2005-06 to 2015-16 for 11 years (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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For, Singhania Goel Buildcon

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[Signature]
Partner

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

- 1) Copy of Colonizer License.
- 2) Copy of Colony Development Permission & Approved Layout.
- 3) Copy of Development Permission & Approved Layout from TCP.
- 4) Copy of Nazul NOC/NOC from Gram Panchayat
- 5) Copy of Demarcation Report
- 6) Copy of Mortgage Plot Details
- 7) Copy of Diversion Order & Diverted B1.
- 8) Copy of EWS Land Details
- 9) Copy of Colonizer License Renewal Letter
- 10) Copy of RERA Registration Certificate
- 11) Copy of Title Deeds in the name of **Borrower**

B) Pre Disbursement Document to be obtained from borrower

(i) Plot

- 1) Original agreement to sale deed executed by **M/s Singhania Goel Buildcon Pvt. Ltd. through Partner Singhania Buildcon Pvt. Ltd through Director Shri. Subodh Singhania S/o Shri. Shyamlal Singhania R/o Shyam Chamber, Hirapur, 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 (if available)
- 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 Singhania Goel Buildcon Pvt. Ltd. through Partner Singhania Buildcon Pvt. Ltd through Director Shri. Subodh Singhania S/o Shri. Shyamlal Singhania R/o Shyam Chamber, Hirapur, Raipur (C.G)** in favour of borrower in respect of respective Plot and should be match with detail of Agreement to sale.
- 2) Original Registration Receipt.

D) POST DISBURSEMENT DOCUMENT –

- 1) Mutation Paper (Diverted B1) after Execution of Sale Deed.
- 2) Possession Letter from the builder

Raipur (C.G)
Date – 19/05/2018

Kuldeep

(KULDEEP J. MAHANT)



19 MAY 2018

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For, Singhania Goel Buildcon

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Subodh
Partner

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LEGAL OPINION

That on the basis of aforesaid search carried out in the Index-II, P-II for 13 years and investigation of chain of title 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 Singhania Goel Buildcon Pvt. Ltd. through Partner Singhania Buildcon Pvt. Ltd through Director Shri. Subodh Singhania S/o Shri. Shyamlal Singhania R/o Shyam Chamber, Hirapur, Raipur (C.G) derived valid, clear, legal, & marketable title over the aforesaid property as mentioned in the schedule-I except Kh. no. 110/1(110/2) & Kh. No. 105.
2. Kh. No. 105 was the recorded land of Shri. Hatharu, Budharu both are S/o Shri. Bhavarsingh Since 1986-87.
3. After that said land was transfer in the name of Shri. Kunjram S/o Shri. Subelal with vide case no. 16 A/6 year 193-94 order dated 19/11/1995.
4. However Shri. Hatharu, Budharu both are S/o Shri. Bhavarsingh was executed sale deed in favour of Singhania Goyal Buildcon through Partner Shri. Subodh Singhania S/o Shri. Shyamlal Singhania with vide Registered Sale Deed dated 08/06/2011 with Book No. A-1, Document No. 1806 (KH), Vol. No. 51155, Page no. 90+105.
5. After that name of Singhania Goyal Buildcon through Partner Shri. Subodh Singhania S/o Shri. Shyamlal Singhania with vide case no. 99/A/6 order dated 12/08/2011.
6. From 2008-09, Kh. No. 110/2 was mentioned in all the title Deeds instead of Kh. no. 111/2 (Kh. No. 110/2 was mentioned twice) However Correction is required.
7. Minor interest was involve in Kh. No. 110/1-2 area 0.405 Hect
8. Obtain copy of Superimpose Map

Place: Raipur

Date: 19/05/2018



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

19 MAY 2018

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For, Singhania Goel Buildcon

[Signature]
Partner

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