



LEGAL OPINION / SEARCH REPORT
APPROVED PROJECT FINANCE OF

HARSHIT HARMONY

A Project of
M/s. Singhaniya Buildcon Pvt. Ltd.

Site Address:-
situated at Village- Guma & Bana
P.H.No- 32 Tehsil- Distt- RAIPUR C.G

Saurabh Kumar Dass

M.Com,LL.B.

ADVOCATE

Office/Resi. :29/101, Near Canal Linking Road, Durga Chowk, Indrawati Colony, Rajatalab, Raipur (C.G.)

98279-11809 (M) e-mail:-adv_saurabhdass@yahoo.in advocatesaurabhdass@gmail.com

SAURABH KUMAR DASS

ADVOCATE

Off-Resi :- 29/101, Indrawati Colony, Canal Linking Road, Durga Chowk, Rajatalab Raipur (Chhattisgarh)
Mob. No. 98279-11809, E-Mail- adv_saurabhdass@yahoo.in advocatesaurabhdass@gmail.com

Ref :-R/MSR/MAY/2018

Dt-28/05/2018

ANNEXURE-14

Title Search Report & Legal Scrutiny Report

HARSHIT HARMONY

To,

**M/s. Singhaniya Buildcon Pvt. Ltd
Shri Subodh Singhaniya
Raipur C.G**

Sub: - Title Search Report & Legal Scrutiny Report with respect of piece and parcel of Land **GUMA** bearing Kh No.- 187 Area 0.206 Hect. Kh No.- 188/1 Area 0.275 Hect. Kh No.- 188/2 Area 0.130 Hect. Kh No.- 189/1 Area 0.091 Hect. Kh No.- 189/2 Area 0.360 Hect. Kh No.- 189/3 Area 0.091 Hect. Kh No.- 189/4 Area 0.089 Hect. Kh No.- 189/5 Area 0.089 Hect. Kh No.- 190 Area 0.243 Hect. Kh No.- 191 Area 0.534 Hect. Kh No.- 192 Area 0.320 Hect. Kh No.- 193 Area 0.486 Hect. Kh No.- 194/1 Area 0.223 Hect. Kh No.- 194/2 Area 0.283 Hect. Kh No.- 196/1 Area 0.170 Hect. Kh No.- 196/2 Area 0.359 Hect. Kh No.- 197/2 Area 0.276 Hect. Kh No.- 198/1 Area 0.101 Hect. Kh No.- 198/2 Area 0.089 Hect. Kh No.- 199 Area 0.239 Hect. Kh No.- 200/2 Area 0.101 Hect. Kh No.- 200/3 Area 0.101 Hect. Kh No.- 259/1 Area 0.292 Hect. Kh No.- 259/5 Area 0.080 Hect. Kh No.- 259/6 Area 0.202 Hect. Kh No.- 259/7 Area 0.097 Hect. Kh No.- 259/8 Area 0.057 Hect. Kh No.- 257/9 Area 0.077 Hect. Kh No.- 261/2 Area 0.008 Hect. Kh No.- 261/4 Area 0.281 Hect. Kh No.- 261/5 Area 0.134 Hect. Kh No.- 261/6 Area 0.134 Hect. Kh No.- 261/7 Area 0.134 Hect. Kh No.- 261/8 Area 0.596 Hect. Kh No.- 261/9 Area 0.877 Hect. Kh No.- 261/10 Area 0.580 Hect. Kh No.- 262/2 Area 0.227 Hect. Kh No.- 263/23 Area 0.343 Hect. Kh No.- 263/24 Area 0.202 Hect. Kh No.- 263/25 Area 0.042 Hect. Kh No.- 263/26 Area 0.030 Hect. Total Area 9.249 Hect. **Vill- Bana** Kh No.- 363/1 Area 0.089 Hect. Kh No.- 363/2 Area 0.307 Hect. Kh No.- 364/4 Area 0.154 Hect. Kh No.- 364/5 Area 0.182 Hect. Kh No.- 364/6 Area 0.136 Hect. Kh No.- 365/2 Area 0.218 Hect. Kh No.- 386 Area 0.287 Hect. Kh No.- 387 Area 0.182 Hect. Kh No.- 364/6 Area 0.136 Hect. Kh No.- 365/2 Area 0.218 Hect. Kh No.- 386 Area 0.287 Hect. Kh No.- 387 Area 0.263 Hect. Kh No.- 388 Area 0.105 Hect. Kh No.- 389 Area 0.125 Hect. Kh No.- 390 Area 0.089 Hect. Kh No.- 391/1 Area 0.247 Hect. Kh No.- 391/2 Area 0.085 Hect. Kh No.- 392/2 Area 0.215 Hect. Kh No.- 392/3 Area 0.295 Hect. Kh No.- 392/4 Area 0.157 Hect. Kh No.- 392/5 Area 0.214 Hect. Kh No.- 393 Area 0.429 Hect. Kh No.- 394/1 Area 0.247 Hect. Kh No.- 394/2 Area 0.437 Hect. Kh No.- 394/3 Area 0.239 Hect. Kh No.- 394/4 Area 0.162 Hect. Kh No.- 394/5 Area 0.405 Hect. Kh No.- 394/6 Area 0.125 Hect. Kh No.- 394/7 Area 0.126 Hect. Kh No.- 397/386 Area 0.077 Hect. Total Area 5.415 Hect. situated at Village- Guma & Bana Within Raipur P.H.No- 32 Tehsil- Distt- RAIPUR C.G Owned by **M/s. Singhaniya Buildcon Pvt. Ltd.**


Details of Director of M/s. Singhaniya Buildcon Pvt. Ltd Directors- 01.Shri Subodh Singhaniya 02.Meenali Singhaniya 03.Shyamlal Singhaniya 04.Vimladevi Singhaniya 05.Harshit Singhaniya.

Dear Sir,

As per your instruction, I **SAURABH KUMAR DASS**, Advocate have conducted the legal scrutiny of the aforesaid project and investigated the title **M/s. Singhaniya Buildcon Pvt. Ltd** 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 2016 Sub-Register office Raipur C.G, & Khasra Trace Record for last 13 years from 2005-06 to 2018 with Revenue Departments to till date and submit my report as under :-

For, Singhania Buildcon Pvt. Ltd.


Director


SAURABH KUMAR DASS
ADVOCATE
RAIPUR (C.G.) Mob. : 98279-11809

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रसीद दस्तावेज वगैरह 4440514

दफ्तर

मुकाम

किस को दी-गई	दस्तावेज की तफसीलवारी व कीमत या दस्तखत की तारीख या किस्म जो मुहरबंद लिफाफा लिया गया हो जिसके बाबत फीस दाखिल हुई हो उसके ऊपर लिखी हुई इबारत	तादाद फीस (अगर हो तो) दाखल शुदा	रजिस्ट्री के ओहदेदार के छोटे दस्तखत
(1)	(2)	(3)	(4)
	सौरभ कुमार दास (अधि.) खोज सूची क्र.-2 वर्ष 2008 4 से 1576 कुल वर्ष 135	130	

तारीख

18 MAY 2018

उप-पंजीयक

SAURABH KUMAR DASS

ADVOCATE

Off-Resi :- 29/101, Indrawati Colony, Canal Linking Road, Durga Chowk, Rajatalab Raipur (Chhattisgarh)
Mob. No. 98279-11809, E-Mail- adv_saurabhdass@yahoo.in advocatesaurabhdass@gmail.com

SCHEDULE-I (Details of Developer and Landowners)

1.	Name & Address of the Developer :	M/s. Singhaniya Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhaniya S/o. Shri Shyam Lal Singhaniya R/o. Amanaka G.E. Road Raipur C.G
2.	Name & Address of the Landowner (Present Owner of the immovable property) :	M/s. Singhaniya Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhaniya S/o. Shri Shyam Lal Singhaniya R/o. Amanaka G.E. Road Raipur C.G
3	Address of the Property under the project:	Harshit Harmony situated at Village- Guma & Bana Within Municipal Corporation Area Raipur P.H.No-32 Tehsil- Distt- RAIPUR C.G

SCHEDULE-II (Details of Immovable Property)

1	Plot No./Land Revenue Survey Nos.Kh. No with its Area covered under Title scrutiny:-	Village Vill- Guma Piece and parcel of Land bearing Kh No.- 187 Area 0.206 Hect. Kh No.- 188/1 Area 0.275 Hect. Kh No.- 188/2 Area 0.130 Hect. Kh No.- 189/1 Area 0.091 Hect. Kh No.- 189/2 Area 0.360 Hect. Kh No.- 189/3 Area 0.091 Hect. Kh No.- 189/4 Area 0.089 Hect. Kh No.- 189/5 Area 0.089 Hect. Kh No.- 190 Area 0.243 Hect. Kh No.- 191 Area 0.534 Hect. Kh No.- 192 Area 0.320 Hect. Kh No.- 193 Area 0.486 Hect. Kh No.- 194/1 Area 0.223 Hect. Kh No.- 194/2 Area 0.283 Hect. Kh No.- 196/1 Area 0.170 Hect. Kh No.- 196/2 Area 0.359 Hect. Kh No.- 197/2 Area 0.276 Hect. Kh No.- 198/1 Area 0.101 Hect. Kh No.- 198/2 Area 0.089 Hect. Kh No.- 199 Area 0.239 Hect. Kh No.- 200/2 Area 0.101 Hect. Kh No.- 200/3 Area 0.101 Hect. Kh No.- 259/1 Area 0.292 Hect. Kh No.- 259/5 Area 0.080 Hect. Kh No.- 259/6 Area 0.202 Hect. Kh No.- 259/7 Area 0.097 Hect. Kh No.- 259/8 Area 0.057 Hect. Kh No.- 257/9 Area 0.077 Hect. Kh No.- 261/2 Area 0.008 Hect. Kh No.- 261/4 Area 0.281 Hect. Kh No.- 261/5 Area 0.134 Hect. Kh No.- 261/6 Area 0.134 Hect. Kh No.- 261/7 Area 0.134 Hect. Kh No.- 261/8 Area 0.596 Hect. Kh No.- 261/9 Area 0.877 Hect. Kh No.- 261/10 Area 0.580 Hect. Kh No.- 262/2 Area 0.227 Hect. Kh No.- 263/23 Area 0.343 Hect. Kh No.- 263/24 Area 0.202 Hect. Kh No.- 263/25 Area 0.042 Hect. Kh No.- 263/26 Area 0.030 Hect. Total Area 9.249 Hect. Vill- Bana Kh No.- 363/1 Area 0.089 Hect. Kh No.- 363/2 Area 0.307 Hect. Kh No.- 364/4 Area 0.154 Hect. Kh No.- 364/5 Area 0.182 Hect. Kh No.- 364/6 Area 0.136 Hect. Kh No.- 365/2 Area 0.218 Hect. Kh No.- 386 Area 0.287 Hect. Kh No.- 387 Area 0.182 Hect. Kh No.- 364/6 Area 0.136 Hect. Kh No.- 365/2 Area 0.218 Hect. Kh No.- 386 Area 0.287 Hect. Kh No.- 387 Area 0.263 Hect. Kh No.- 388 Area 0.105 Hect. Kh No.- 389 Area 0.125 Hect. Kh No.- 390 Area 0.089 Hect. Kh No.- 391/1 Area 0.247 Hect. Kh No.- 391/2 Area 0.085 Hect. Kh No.- 392/2 Area 0.215 Hect. Kh No.- 392/3 Area 0.295 Hect.
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Page 2 of 36

For, Singhania Buildcon Pvt. Ltd.


Director


SAURABH KUMAR DASS
ADVOCATE
RAIPUR (C.G.) Mob. : 98279-11809

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रसीद दस्तावेज की रसिद 4440515

दफ्तर

मुकाम

किस को दे गई	दस्तावेज की तफसीलवारी व कीमत या दस्तखत की तारीख या किस्म जो मुहरबंद लिफाफा लिया गया हो जिसके बाबत फीस दाखिल हुई हो उसके ऊपर लिखी हुई इबारत	तादाद फीस (अगर हो तो) दाखल शुदा	रजिस्ट्री के ओहदेदार के छोटे दस्तखत
(1)	(2)	(3)	(4)
	सौरभ कुमार दास (अधि.) खोज सूची क्र.-2 वर्ष 2003-04 से 1575 कुल वर्ष 130		130

तारीख 11.8 MAY 2018

उप-पंजीयक

SAURABH KUMAR DASS


ADVOCATE

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Mob. No. 98279-11809, E-Mail- adv_saurabhdass@yahoo.in advocatesaurabhdass@gmail.com

		<p>Kh No.- 392/4 Area 0.157 Hect. Kh No.- 392/5 Area 0.214 Hect. Kh No.- 393 Area 0.429 Hect. Kh No.- 394/1 Area 0.247 Hect. Kh No.- 394/2 Area 0.437 Hect. Kh No.- 394/3 Area 0.239 Hect. Kh No.- 394/4 Area 0.162 Hect. Kh No.- 394/5 Area 0.405 Hect. Kh No.- 394/6 Area 0.125 Hect. Kh No.- 394/7 Area 0.126 Hect. Kh No.- 397/386 Area 0.077 Hect. Total Area 5.415 Hect. situated at Village-Guma & Bana Raipur P.H.No- 32 Tehsil- Distt- RAIPUR C.G</p> <p>Detail of Area as per Diverted B-1 Diversion records-</p> <p>Total Area 4.079 Hect (Vill- Guma) Residential Total Area 4.428 Hect (Guma) for Residential Purpose Total Area 0.029 Hect (Guma) for Commercial Purpose Total Area 0.174 Hect (Guma) for Educational Purpose Total Area 390514 Sq.Ft. (BANA) for Residential Purpose Total Area 0.060 Hect or 7962 Sq.Ft. (BANA) for Commercial Purpose Total Area 1.229 Hect (BANA) for Residential Purpose</p>
2	Detailed Address of aforesaid Land/Plot: (village, Patwari Halka no., Block, Municipal Ward No., Tehsil, District, State, Pincode)	situated at Village- Guma & Bana Raipur P.H.No- 32 Tehsil- Distt- RAIPUR C.G
3	Boundaries	As per Layout map of Project
4	Nature/Type of Land/Plot	<p>Residential Plots Developed Village- Guma & Bana Raipur P.H.No- 32 Tehsil- Distt- RAIPUR C.G & said Project named as HARSHIT HARMONY</p> <p>NOTE- Khasra mentioned in below exclude to sale/mortgage to individual Borrower/Purchaser given below-</p> <p>The Below mentioned sale deeds & khasra area already mortgage with Bank of Baroda Bank</p> <p>Sale Deed (Kh No.- 259/1 Area 0.292 Hect.), Sale Deed (Kh No.- 259/2 Area 0.713 Hect.) Sale Deed (Kh No.- 259/5 Area 0.222 Hect. & Kh No.- 259/6 Area 0.202 Hect.) Sale Deed (Kh No.- 386 Area 0.287 Hect. & Kh No.- 397/386 Area 0.077 Hect.) Sale Deed (Kh No.- 387 Area 0.263 Hect.) Sale Deed (Kh No.- 394/5 Area 0.405 Hect.) Sale Deed (Kh No.- 394/7 Area 0.126 Hect.)</p> <p>MINOR INTREST (Kh No.- 200/2 Area 0.101 Hect.) AND (Kh No.- 394/4 Area 0.162 Hect.) Involves a MINOR intrest</p> <p>➤ NOTE-The said khasras shall be exclude for funding to individual borrower & shall be ascertain the plots which are comprised in said khasras with enginers & values.</p>

Page 3 of 36

For, Singhania Buildcon Pvt. Ltd.


Director


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HARSHIT LANDMARK DETAILS OF FLATS SOLD/REMAIN (Provided by Builder)

S.N.	PLOT NO.	AREA	KHASRA NO.	STATUS	DATE OF SOLD
1	2	1,500.00	261/5-6-7, 262/2, 261/4-8-9-10	SOLD	1/5/2016
2	3	1,500.00	261/5-6-7, 262/2, 261/4-8-9-10	SOLD	7/20/2016
3	4	1,500.00	262/2, 261/4-8-9-10	SOLD	5/12/2015
4	5/6	3,000.00	262/2, 261/4-8-9-10	SOLD	5/26/2015
5	7	1,500.00	262/2, 261/4-8-9-10	SOLD	12/4/2014
6	8	1,500.00	262/2, 261/4-8-9-10	BOOKED	
7	9	1,500.00	262/2, 263/23-24-25-26, 261/4-8-9-10	SOLD	2/3/2016
8	10	1,500.00	262/2, 263/23-24-25-26, 261/4-8-9-10	SOLD	8/31/2016
9	11	1,500.00	262/2, 263/23-24-25-26, 261/4-8-9-10	SOLD	7/25/2016
10	12	1,500.00	263/23-24-25-26	SOLD	3/30/2016
11	14	1,500.00	263/23-24-25-27,	SOLD	7/1/2016
12	15	2,046.00	263/23-24-25-27,	SOLD	3/5/2016
13	17	1,500.00	263/23-24-25-27, 262/2, 261/4-8-9-10	SOLD	3/11/2016
14	18	1,500.00	263/23-24-25-27, 262/3	SOLD	3/29/2016
15	19	1,500.00	263/23-24-25-27, 262/4	SOLD	2/29/2016
16	20	1,500.00	262/2, 261/4-8-9-10	SOLD	9/15/2016
17	21	1,500.00	262/2, 261/4-8-9-10	SOLD	6/20/2017
18	22	1,500.00	262/2, 261/4-8-9-10	SOLD	6/29/2016
19	23	1,500.00	262/2, 261/4-8-9-10	SOLD	6/29/2016
20	24	1,500.00	262/2, 261/4-8-9-10	SOLD	2/11/2016
21	25	1,500.00	262/2, 261/4-8-9-10	SOLD	2/11/2016
22	27	1,500.00	262/2, 261/4-8-9-10	SOLD	3/31/2016
23	32	1,500.00	262/2, 261/4-8-9-10	SOLD	3/10/2016
24	33	1,500.00	262/2, 261/4-8-9-10	SOLD	2/16/2016
25	34	1,500.00	262/2, 261/4-8-9-10	SOLD	8/26/2016
26	35	1,500.00	262/2, 261/4-8-9-10	SOLD	3/31/2016
27	36	1,500.00	262/2, 261/4-8-9-10	SOLD	8/3/2015
28	38	1,500.00	262/2, 261/4-8-9-10	SOLD	5/27/2016
29	39	1,500.00	262/2, 261/4-8-9-10	SOLD	6/15/2016
30	40	1,500.00	262/2, 261/4-8-9-10	SOLD	5/27/2016
31	42	1,500.00	262/2, 261/4-8-9-10	SOLD	6/7/2017

Page 4 of 36

For, Singhania Buildcon Pvt. Ltd.


Director


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ADVOCATE
RAIPUR (C.G.) Mob. : 98279-11809

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32	50	1,500.00	262/2, 261/4-8-9-10	SOLD	8/9/2017
33	54	1,500.00	262/2, 261/4-8-9-10,	SOLD	6/28/2016
34	60	1,500.00	259/5-7, 261/2	SOLD	1/4/2016
35	61	1,500.00	259/7, 261/2, 261/4-8-9-10	SOLD	1/18/2016
36	62	1,500.00	262/2, 261/4-8-9-10,	SOLD	3/21/2016
37	63	1,500.00	262/2, 261/4-8-9-10,	SOLD	6/23/2017
38	65	1,500.00	262/2, 261/4-8-9-10,	SOLD	5/26/2015
39	66	1,500.00	262/2, 261/4-8-9-10,	SOLD	3/15/2016
40	72/73	2,400.00	262/2, 261/4-8-9-10,	SOLD	2/8/2017
41	76	1,200.00	262/2, 261/4-8-9-10,	SOLD	3/24/2017
42	77	1,200.00	259/6, 262/2, 261/4-8-9-10,	SOED	3/30/2016
43	78	1,200.00	259/6, 262/2, 261/4-8-9-10, 259/7, 261/2	SOLD	3/15/2016
44	88	1,200.00	262/2, 261/4-8-9-10,	SOLD	8/12/2017
45	89	1,200.00	262/2, 261/4-8-9-10,	SOLD	3/27/2016
46	90	1,200.00	262/2, 261/4-8-9-10,	SOLD	3/27/2016
47	92	1,200.00	262/2, 261/4-8-9-10,	SOLD	7/3/2015
48	93	1,200.00	262/2, 261/4-8-9-10,	HOUSE SOLD	3/30/2016
49	98	1,200.00	262/2, 261/4-8-9-10, 386	HOUSE SOLD	5/3/2016
50	99	1,200.00	262/2, 261/4-8-9-10, 386, 386/387	HOUSE SOLD	5/9/2016
51	101	1,200.00	262/2, 261/4-8-9-10, 386/387	SOLD	8/11/2017
52	102	1,200.00	262/2, 261/4-8-9-10,	SOED	3/27/2016
53	103	1,200.00	262/2, 261/4-8-9-10,	SOLD	3/27/2016
54	112	1,200.00	259/1,	SOLD	4/18/2016
55	114	1,200.00	259/1,	SOLD	9/15/2016
56	116/141	2,400.00	387,	SOLD	6/14/2016
57	117	1,200.00	387,	SOLD	3/29/2016
58	118	1,200.00	387, 386/387,	SOLD	12/23/2015
59	119	1,200.00	387, 386/387,	SOLD	5/11/2017
60	120	1,200.00	386/387,	SOLD	9/12/2016
61	121	1,200.00	386, 386/387,	SOLD	5/13/2016
62	123/124	2,400.00	389, 386,	SOLD	6/29/2016
63	132	1,200.00	389	SOLD	5/26/2016
64	148	1,350.00	159/1, 394/2	SOLD	6/23/2017
65	149	1,350.00	394/2,	SOLD	2/11/2016
66	150	1,354.00	394/2,	SOLD	6/9/2016
67	151	1,354.00	387,	SOLD	2/11/2016
68	152	1,354.00	387,	SOLD	1/23/2017
69	155	1,350.00	387, 388,	SOLD	2/11/2016
70	158	1,350.00	389,	SOLD	2/18/2016
71	172	1,354.00	394/2,	SOLD	6/9/2016

Page 5 of 36

For, Singhania Buildcon Pvt. Ltd.

Director

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Mob. No. 98279-11809, E-Mail- adv_saurabhdass@yahoo.in advocatesaurabhdass@gmail.com

72	177	1,000.00	388, 390,	SOLD	1/11/2016
73	178	1,000.00	390,	SOLD	3/30/2017
74	180	1,000.00	390, 394/4	SOLD	8/31/2017
75	186	1,000.00	391/1, 394/4	BOOKED	
76	189	1,000.00	390, 394/4	SOLD	3/31/2016
77	192	1,000.00	394/3, 394/4, 391/1	SOLD	3/30/2017
78	194	1,000.00	391/1,	SOLD	2/4/2016
79	195	1,000.00	391/1,	SOLD	2/15/2016
80	196	1,000.00	391/1,	SOLD	6/22/2016
81	197	1,000.00	391/1,	SOLD	2/1/2016
82	200	1,000.00	391/1,	SOLD	3/17/2016
83	203	1,000.00	394/3, 394/4, 391/1, 394/5	SOLD	6/28/2017
84	204	1,564.00	394/3,	SOLD	2/29/2016
85	206	1,000.00	193, 194/2	SOLD	6/10/2016
86	209	1,000.00	193	SOLD	3/29/2016
87	210	1,000.00	193, 394/1	SOLD	2/26/2016
88	211	1,000.00	193, 394/1	SOLD	6/8/2017
89	213	1,000.00	394/1,	SOLD	4/27/2016
90	215	1,000.00	394/5, 394/3	SOLD	8/29/2017
91	216	1,000.00	394/4,	SOLD	5/17/2017
92	217	1,000.00	394/4,	SOLD	3/24/2017
93	218	1,000.00	394/4,	SOLD	3/31/2016
94	220	1,000.00	394/4,	SOLD	6/28/2017
95	223	1,000.00	392/5,	SOLD	3/29/2017
96	234	1,000.00	394/5,	SOLD	1/27/2016
97	237	1,000.00	394/1,	SOLD	7/13/2016
98	246	1,000.00	194/2,	SOLD	4/27/2016
99	247	1,000.00	194/2,	SOLD	7/21/2016
100	248	1,000.00	194/2, 193,	SOLD	8/10/2016
101	249	1,000.00	194/2, 193,	SOLD	2/16/2016
102	250	1,000.00	193, 192,	SOLD	2/16/2016
103	251	1,000.00	193, 192,	SOLD	3/29/2016
104	252	1,000.00	193, 192, 394/4	SOLD	3/17/2017
105	254	1,000.00	394/4,	SOLD	6/16/2016
106	255	1,000.00	394/4, 394/5, 393	SOLD	3/25/2017
107	256	1,000.00	394/4, 394/5, 393	SOLD	3/25/2017
108	257	1,000.00	394/5, 393	SOLD	3/25/2017
109	260	1,000.00	393,	HOUSE SOLD	4/29/2016
110	261	1,000.00	393,	HOUSE SOLD	3/15/2016

For, Singhania Buildcon Pvt. Ltd.

Director

SAURABH KUMAR DASS
ADVOCATE
RAIPUR (C.G.) Mob. : 98279-11809

SAURABH KUMAR DASS

ADVOCATE

Off-Resi :- 29/101, Indrawati Colony, Canal Linking Road, Durga Chowk, Rajatalab Raipur (Chhattisgarh)
Mob. No. 98279-11809, E-Mail- adv_saurabhdass@yahoo.in advocatesaurabhdass@gmail.com

111	289	1,000.00	191, 192	SOLD	5/4/2016
112	291	1,000.00	192,	SOLD	6/14/2016
113	292	1,000.00	192,	HOUSE SOLD	3/15/2016
114	293	1,000.00	192,	SOLD	3/14/2018
115	294/295	2,000.00	193,	BOOKED	
116	296	1,000.00	193,	SOLD	4/29/2016
117	297	1,000.00	193,	SOLD	8/5/2016
118	318	1,000.00	193,	SOLD	3/21/2016
119	321	1,000.00	192,	SOLD	2/1/2016
120	330	1,000.00	191, 196/1, 196/2	SOLD	6/16/2016
121	337	1,000.00	191, 192	SOLD	10/3/2016
122	362	600.00	196/2,	SOLD	11/30/2016
123	364	600.00	196/2,	SOLD	6/16/2016
124	365	600.00	196/2,	SOLD	3/28/2016
125	366	600.00	196/2,	SOLD	3/15/2016
126	367	600.00	196/1, 196/2,	SOLD	3/15/2016
127	369	600.00	196/1, 196/2,	SOLD	8/27/2016
128	370	600.00	196/1, 196/2,	SOLD	6/23/2017
129	371	600.00	196/1, 196/2,	SOLD	2/19/2016
130	372	600.00	196/1, 196/2,	BOOKED	
131	373	600.00	196/1, 196/2,	SOLD	3/5/2017
132	375	600.00	196/1,	SOLD	2/3/2018
133	376	600.00	196/1,	SOLD	9/16/2016
134	377	600.00	196/1, 191	SOLD	7/31/2017
135	378	600.00	196/1, 191	SOLD	12/23/2015
136	379	600.00	191,	SOLD	6/27/2017
137	380	600.00	191,	SOLD	3/18/2016
138	381	600.00	191,	SOLD	2/10/2017
139	382	600.00	191,	SOLD	2/8/2016
140	383	600.00	191,	SOLD	3/18/2016
141	384	600.00	191, 364/6, 190, 364/5,	SOLD	8/29/2016
142	385	600.00	364/6, 364/5,	SOLD	2/26/2016
143	386	600.00	364/6,	model house	
144	387	600.00	364/6,	model house	
145	388	600.00	364/6,	HOUSE SOLD	3/29/2016
146	389	600.00	364/6,	SOLD	8/30/2017
147	392	600.00	364/6,	HOUSE SOLD	5/27/2016
148	393	600.00	364/6,	SOLD	4/25/2016
149	394	600.00	364/6,	SOLD	3/17/2016
150	395	600.00	364/6,	SOLD	3/2/2016
151	396	600.00	364/6,	SOLD	2/15/2016

Page 7 of 36

For, Singhania Buildcon Pvt. Ltd.

Director

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152	397	600.00	364/6,	SOLD	6/24/2016
153	398	600.00	364/6, 190	SOLD	3/31/2017
154	399	600.00	190, 191,	CANCEL	
155	400	600.00	190, 191,	SOLD	6/27/2017
156	402	600.00	191,	SOLD	2/24/2016
157	404	600.00	191, 196/1,	SOLD	3/17/2016
158	405	600.00	196/1,	SOLD	3/31/2017
159	406	600.00	196/1, 196/2	SOLD	5/8/2017
160	407	600.00	196/1, 196/2	SOLD	2/8/2017
161	410	600.00	196/1,	SOLD	4/28/2016
162	411	600.00	196/1,	SOLD	4/20/2017
163	423	600.00	197/2,	SOLD	3/31/2017
164	430	600.00	197/2,	SOLD	11/30/2016
165	432	600.00	196/2,	SOLD	5/27/2016
166	433	600.00	196/2,	BOOKED	
167	435	600.00	190,	SOLD	3/29/2016
168	436	600.00	190, 364/6, 189/2, 364/4	SOLD	9/6/2016
169	437	600.00	364/6, 364/4,	SOLD	3/14/2016
170	438	600.00	364/6, 364/4,	SOLD	3/18/2016
171	439	600.00	364/6, 364/4,	SOLD	3/18/2016
172	440	600.00	364/6, 364/4,	SOLD	3/18/2016
173	441	600.00	364/6, 364/4,	SOLD	3/18/2016
174	442	600.00	364/4,	SOLD	12/29/2016
175	443	600.00	364/4,	SOLD	12/29/2016
176	446	600.00	364/4,	SOLD	4/18/2018
177	452	600.00	364/4,	SOLD	3/31/2017
178	453	600.00	364/4, 189/2	SOLD	5/24/2017
179	454	600.00	364/4, 189/2	SOLD	3/21/2017
180	456	450.00	189/2,	BOOKED	
181	457	450.00	189/2,	SOLD	5/29/2017
182	458	450.00	189/2,	BOOKED	
183	459	450.00	189/2,	model house	
184	460	450.00	189/2, 364/4,	SOLD	3/31/2016
185	461	450.00	364/4,	SOLD	3/29/2017
186	462	450.00	364/4,	SOLD	7/25/2017
187	472	450.00	363/2,	SOLD	2/27/2017
188	476	450.00	363/2, 364/4,	SOLD	3/29/2016
189	477	450.00	363/2, 364/4,	SOLD	3/18/2016
190	480	450.00	189/2,	SOLD	3/22/2017
191	484/485	900.00	189/2,	SOLD	7/26/2016
192	486	450.00	189/2,	SOLD	6/27/2017

Page 8 of 36

For, Singhania Buildcon Pvt. Ltd.

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193	488	450.00	189/2,363/2,	SOLD	3/11/2016
194	489	450.00	363/2,	SOLD	3/21/2016
195	492	450.00	363/2,	SOLD	4/18/2016
196	493	450.00	363/2,	SOLD	3/15/2016
197	494	450.00	363/2,	SOLD	3/28/2017
198	495	450.00	363/2,	SOLD	8/8/2016
199	511	450.00	189/2,	SOLD	8/30/2017
200	513	450.00	189/2,	SOLD	9/16/2016
201	516	450.00	188/1,	SOLD	3/17/2017
202	517	450.00	188/1,	SOLD	3/30/2017

Total No. of Plots	553
Total Sold Plots	208
Unsold Plots	345

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)	Original Sale Deed Dt. 24/06/2008	executed by Shri Nohar Sahu S/o. Lt. Shri Sita Ram Sahu in favor of M/s. Singhania Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhania bearing Doc No- 1667.	
2)	Original Sale Deed Dt. 01/02/2014	executed by Kuber Ispat & Developers Pvt. Ltd. in favor of M/s. Singhania Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhania bearing Doc No- 7382.	
3)	Original Sale Deed Dt. 19/09/2011	executed by M/s. Singhania Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhania in favor of Vasundhara Bayo Electricity Pvt. Ltd. Through its Director Shri Sohan Lal Singhania bearing Doc No- 3608.	
4)	Original Sale Deed Dt. 29/05/2014	executed by Shri Itwari Ram Yadu S/o. Lt. Ram Ratan Yadu in favor of M/s. Singhania Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhania bearing Doc No- 1306.	
5)	Original Sale Deed Dt. 31/01/2011	executed by Shri Chadu Ram Yadav S/o. Shri Ram Bharosa in favor of M/s. Singhania Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhania bearing Doc No- 4517.	
6)	Original Sale Deed Dt. 02/09/2011	executed by Shri Ram Yadu S/o. Lt. Shri Beni Ram Yadu in favor of M/s. Singhania Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhania bearing Doc No- 2747-.	
7)	Original Sale Deed Dt. 31/01/2011	executed by 1-Shri Pankaj Yadu 2- Shri Dilip Yadu 3-Shri Rishi Yadu 4-Smt. Kusum Yadu 5-Smt. Sakun Yadu 6-Smt. Gangeshwari Sahu 7-Smt. Keja Bai Yadu W/o. All S/o. & D/o. Lt. Hori Lal Yadu 8-Shri Gopi Yadu 9-Lalita Yadu S/o. Lt. Shri Raj Kumar Yadu 10-Smt. Anusuiya Yadu W/o. Lt. Shri Raj Kumar	

Page 9 of 36

For, Singhania Buildcon Pvt. Ltd.


Director


SAURABH KUMAR DASS
ADVOCATE
RAIPUR (C.G.) Mob. : 98279-11809

SAURABH KUMAR DASS

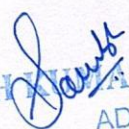
ADVOCATE

Off-Resi :- 29/101, Indrawati Colony, Canal Linking Road, Durga Chowk, Rajatalab Raipur (Chhattisgarh)
Mob. No. 98279-11809, E-Mail- adv_saurabhdass@yahoo.in advocatesaurabhdass@gmail.com

	Yadu in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 4516.
8)	Original Sale Deed Dt. 16/05/2014 executed by Shri Sanjeev Pandit S/o. Shri Baidhnath in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 788.
9)	Original Sale Deed Dt. 16/05/2014 executed by Minot Suraj Minor Durga All S/o. & D/o. Lt. Santosh in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 778.
10)	Original Sale Deed Dt. 07/04/2014 executed by Shri Tirith Ram S/o. Shri Tulsi Ram in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 805-G.
11)	Original Transfer Deed Dt. 01/02/2014 executed by Kuber Ispat & Developers Pvt. Ltd. in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 7880.
12)	Original Sale Deed Dt. 17/01/2013 executed by Shri Suraj Kumar S/o. Shri Gend Lal in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 4101.
13)	Copy of Sale Deed Dt. 21/12/2010 executed by 1-Shri Arun Kumar Sharma 2-Shri Hare Murari Sharma 3-Shri Rakesh Sharma 4- Smt. Manju Sharma 6-Smt. Meera Sharma 7-Smt. Gayatri Sharma All S/o. & D/o. Lt. Lala Prasad Sharma 7-Smt. Kalyani Sharma in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 4067. (Mortgage with BOB Bank)
14)	Copy of Sale Deed Dt. 20/12/2010 executed by Shri Bisoha Prasad Pandey S/o. Shri Hari Ram Pandey in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 4068.(Mortgage with BOB)
15)	Original Transfer Deed Dt. 12/12/2014 executed by Shri Bisoha Pandey S/o. Shri Hari Ram Pandey in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 6756.
16)	Copy of Sale Deed Dt. 23/04/2008 executed by Shri Balram Pandey S/o. Shri Shiv Ratan Pandey in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 537. (Mortgage with BOB)
17)	Original Sale Deed Dt. 31/03/2015 executed by Shri Sanjivan Lal S/o. Shri Dau Lal in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 11287.
18)	Original Sale Deed Dt. 31/05/2014 executed by Shri Shyam Lal Singhanian and others in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 1473.
19)	Original Sale Deed Dt. 31/05/2014 executed by Shri Shyam Lal Singhanian and others in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 1472.
20)	Copy of Sale Deed Dt. 04/06/2014 executed by Shri Notam Lal Sahu and others in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 1699.
21)	Original Sale Deed Dt. 11/09/2011 executed by Shri Shyam Lal Singhanian in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 1700.
22)	Original Transfer Deed Dt. 22/08/2014 executed by Shri Vishnu Agrawal S/o. Shri Bhagwan Das Agrawal in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its

For, Singhanian Buildcon Pvt. Ltd.


Director


SAURABH KUMAR DASS
ADVOCATE
RAIPUR (C.G.) Mob. : 98279-11809

SAURABH KUMAR DASS

ADVOCATE

Off-Resi :- 29/101, Indrawati Colony, Canal Linking Road, Durga Chowk, Rajatalab Raipur (Chhattisgarh)
Mob. No. 98279-11809, E-Mail- adv_saurabhdass@yahoo.in advocatesaurabhdass@gmail.com

	Director Shri Subodh Singhanian bearing Doc No- 3065.
23)	Original Sale Deed Dt. 24/06/2008 executed by Shri Girdhri Sahu S/o. Lt. Shri Samaru Sahu in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 2409.
24)	Copy of Sale Deed Dt. 23/04/2008 executed by Shri Manharan Sahu S/o. Lt. Shri Samaru Sahu in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 538. (Mortgage with BOB Bank)
25)	Copy of Sale Deed Dt. 24/06/2008 executed by 1-Shri Bhaklu Sahu 2-Shri Ram Nath Sahu 3-Shri Churamani Sahu All S/o. Lt. Shri Dularu Sahu 4-DHela Bai W/o. Dularu Sahu in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 2408. (Mortgage with BOB Bank)
26)	Original Sale Deed Dt. 31/03/2013 executed by Shri Tulsi Ram Nishad S/o. Shri Pahruram Nishad in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 8349.
27)	Original Sale Deed Dt. 16/05/2014 executed by Shri Amar Singh Sahu S/o. Lt. Shri Jhumuk Sahu in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 776.
28)	Original Sale Deed Dt. 27/03/2014 executed by 1-Smt. Duleshwari 2-Smt. Geeta D/o. Lt. Shri Panch Ram Nishad 3-Smt. Juga W/o. Lt. Shri Panch Ram in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 1121.
29)	Original Sale Deed Dt. 16/05/2014 executed by Shri Kishnu Sahu and others in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 777.
30)	Original Sale Deed Dt. 10/06/2014 executed by Shri Narendra Sahu S/o. Lt. Chaitu Ram Sahu in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 1989.
31)	Original Sale Deed Dt. 19/05/2014 executed by 1- Shri Bhagwat Yadav 2-Shri Mahaveer Yadav in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 2119
32)	Original Sale Deed Dt. 08/11/2012 executed by Shri Ishwari Prasad S/o. Shri Tulsi Ram in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 2429.
33)	Original Sale Deed Dt. 16/05/2014 executed by Minor Khilashwar Sahu S/o. Lt. Jodhram Sahu in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 775.
34)	Copy of Sale Deed Dt. 07/10/2009 executed by 1- Shri Khilawan Yadav 2-Shri Khela Lal 3-Shri Sunder Yadav 4-Shri Surendra Yadav 5-Shri Dulari Yadav All S/o. Lt. Shri Bisoha 6- Parbad Yadav in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 3460.
35)	Original Sale Deed Dt. 24/05/2011 executed by 1-Shri Jeev Rakhan Sahu S/o. Shri Bhau Ram Sahu 2-Shri Ramayan Sahu S/o. Shri Bhau Ram Sahu in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 1078.
36)	Copy of Sale Deed Dt. 23/04/2008 executed by Shri Anuj Agrawal S/o. Shri P.M. Ji Agrawal in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 536.
37)	Copy of acknowledgment of letter regarding deposit of title deeds of M/s. Singhaniya

For, Singhanian Buildcon Pvt. Ltd.


Director


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	Buildcon Pvt. Ltd in PNB Bank
38)	Copy of Sanction letter from Bank of Baroda Bank
39)	Copy of Development permission {Permission given by Joint Director Town and Country Planning Office Raipur C.G, No-11563 NGR/PL- 234/10/2015 Dt- 03/08/2015. (GUMA & BANA)
40)	Copy of Colony Development Permission in Praroop-V, Rule-12, under C.G. Nagar palika (Colonizer(Nirbandhan) & conditions, Rule 1999 ,No- 01/A/89-2015- 2016 Dt- 04/11/2015 issued by SDO Revenue Raipur.(GUMA)
41)	Copy of memo from SDO regarding mortgage of plots Dt-04/11/2015 No-361(GUMA)
42)	Copy of Diversion Notice Dt-09/10/2015.(GUMA)
43)	Copy of B-1 Diverted (GUMA) Dt-20/10/2015.
44)	Copy of Colonizer registration certificate Dt-16/11/2010 No-04 A/89 (A) Year 2010-11.(BANA)
45)	Copy of Colony Development Permission in Praroop-V, Rule-12, under C.G. Nagar palika (Colonizer(Nirbandhan) & conditions, Rule 1999 ,No- 02/A/89-2015- 2016 Dt- 04/11/2015 issued by SDO Revenue Raipur.(BANA)
46)	Copy of memo from SDO regarding mortgage of plots Dt-04/11/2015 No-360(BANA)
47)	Copy of Diversion Notice Dt-30/09/2015.(BANA)
48)	Copy of B-1 Diverted (BANA) Dt-08/10/2015


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 from , are given as below:-

1	Whether the Property is freehold or leasehold?	Freehold
2	If Lease hold then tenure:	N.A
2.1.	Name of Lessor:	N.A
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?	N.A
2.3.	Whether NOC for creation of Mortgage obtained? Is it required? Effects of Not obtaining?	N.A
2.4.	Any other detrimental Clause in the lease-deed?	N.A
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?	By means of different sale deeds details given below-under tracing of title
ii.	How the Seller acquired the property?	By means of different sale deeds details given below-under tracing of title
iii.	Whether all the previous deeds & link documents till in the name of Present	Not produced before me

Page 12 of 36

For, Singhania Buildcon Pvt. Ltd.


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	landowner is available? If not available then what is the effect?	
iv.	Whether Seller has transferred clear, legal, marketable & free from all encumbrances' title in favor of Present Land Owner?	The Below mentioned sale deeds & khasra area already mortgage with Bank of Baroda Bank Sale Deed (Kh No.- 259/1 Area 0.292 Hect.), Sale Deed (Kh No.- 259/2 Area 0.713 Hect.) Sale Deed (Kh No.- 259/5 Area 0.222 Hect. & Kh No.- 259/6 Area 0.202 Hect.) Sale Deed (Kh No.- 386 Area 0.287 Hect. & Kh No.- 397/386 Area 0.077 Hect.) Sale Deed (Kh No.- 387 Area 0.263 Hect.) Sale Deed (Kh No.- 394/5 Area 0.405 Hect.) Sale Deed (Kh No.- 394/7 Area 0.126 Hect.)
4	Whether minor's interest is involved in the property? If yes precautions to be taken	(Kh No.- 200/2 Area 0.101 Hect.) AND (Kh No.- 394/4 Area 0.162 Hect.) Involves a MINOR intrest
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
6	Have you verified all the current & previous deeds, chain documents, revenue records, Khasra-Nakal/Khatoni & Rin-Pustika, at least for the 30 years period? (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?	Search had conducted for only 13 years ie. from Year 2005-06 to 2015-16 from SRO Raipur & from 2016-17 to 2017-18 from revenue records. Details mentioned in tracing of title
7	Whether you have verified the contents of the title-deeds? Whether any defect is found in the same?	Yes ,No defect is 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	<u>This is not practically possible to ascertain whether any property is under any dispute of tenancy or compensation claim before any authority or court since there are so many authorities to hear such matters and claims.</u>
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 B-1 Diverted the said M/s. Singhaniya Buildcon Pvt. Ltd hold a bhoomiswami rights.
11.2.	With Municipal Corporation/ DA / MPHB/Nazul	N.A
11.3.	Effect of Non Mutation.	N.A

Page 13 of 36

For, Singhania Buildcon Pvt. Ltd.


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SAURABH KUMAR DASS

ADVOCATE

Off-Resi :- 29/101, Indrawati Colony, Canal Linking Road, Durga Chowk, Rajatalab Raipur (Chhattisgarh)
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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 right
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?	<p>chain of title is complete and ownership in the name of present land owner is legal, clear, marketable</p> <p>The Below mentioned some part of project land - sale deeds & khasra area already mortgage with Bank of Baroda Bank</p> <p>Sale Deed (Kh No.- 259/1 Area 0.292 Hect.), Sale Deed (Kh No.- 259/2 Area 0.713 Hect.) Sale Deed (Kh No.- 259/5 Area 0.222 Hect. & Kh No.- 259/6 Area 0.202 Hect.) Sale Deed (Kh No.- 386 Area 0.287 Hect. & Kh No.- 397/386 Area 0.077 Hect.) Sale Deed (Kh No.- 387 Area 0.263 Hect.) Sale Deed (Kh No.- 394/5 Area 0.405 Hect.) Sale Deed (Kh No.- 394/7 Area 0.126 Hect.)</p>
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.	Although some sale deeds are executed through Power of Attorney but POA copy/original is not produced before me.
16	Whether up-to-date Diversion Rent/tax, property tax, lease rent receipt and other govt. taxes are paid?	A copy of challan in such respect shall be obtain from builder.
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 ?	<p>Yes</p> <p>NOTE- The Below mentioned sale deeds & khasra area already mortgage with Bank of Baroda Bank</p> <p>Sale Deed (Kh No.- 259/1 Area 0.292 Hect.), Sale Deed (Kh No.- 259/2 Area 0.713 Hect.) Sale Deed (Kh No.- 259/5 Area 0.222 Hect. & Kh No.- 259/6 Area 0.202 Hect.) Sale Deed (Kh No.- 386 Area 0.287 Hect. & Kh No.- 397/386 Area 0.077 Hect.) Sale Deed (Kh No.- 387 Area 0.263 Hect.) Sale Deed (Kh No.- 394/5 Area 0.405 Hect.) Sale Deed (Kh No.- 394/7 Area 0.126 Hect.)</p>
19	Whether Bank can enforce the Mortgage against the lease-hold Mortgaged Property in case of Default.?	N.A

Page 14 of 36

For, Singhania Buildcon Pvt. Ltd.


Director


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20	Whether provisions of Urban Land Ceiling Act applicable/ permission obtained? of any restriction in transfer of title by the present landowner?	N.A
21	Whether all the legal requirements / permission, under various act / laws viz. local laws, Municipal laws, Colonization Act, Town & Country Planning Act, M.P. Apartment ownership Act 1976/2000, land laws, MPLR Code 1959, Laws applicable for development of land & construction of building, Building Regulations, Development Control Regulations, MP Coloniser (Registration Terms & Condition) Rules 1998, MP Panchayat Raj Adhiniyam 1993, ULC Act, MP Co-operative Societies Act etc, in order to develop the aforesaid project have been completed and complied?	Yes
22	Whether property belongs to HUF? If yes then whether major co-parceners have no objections/join in execution, minor's share if any, rights of female members etc.	NO Property belongs to M/s. Singhaniya Buildcon Pvt. Ltd
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.	Mentioned in Below-

4. HISTORY OF TITLE:

Due to unavailability of all the index II from 2016-17 & 2017-18, in the office of Sub-Registrar, in the I searched said Khasra 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.				
Flow of Title:- Properties situated at Village-Guma 01. Sale Deed (Kh No.- 187 Area 0.206 Hect.) That property bearing Kh No.- 187 Area 0.206 Hect. was purchased by M/s. Singhania Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhania E/o. Amanaka G.E. Road Raipur C.G from Shri Nohar Sahu S/o. Lt. Shri Sita Ram Sahu R/o. Vill- Guma Post- Tendua Raipur C.G				

Page 15 of 36

For, Singhania Buildcon Pvt. Ltd.


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by means of a registered Sale Deed Dt. 24/06/2008 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 40902 serial No- 1667 for a valuable consideration of Rs.1,86,150/-.

& before that the said property was recorded in the name of Shri Nohar Sahu S/o. Lt. Shri Sita Ram Sahu after demise of Shri Sita Ram Sahu in the records of revenue. & before that the said property was recorded in the name of said Shri Sita Ram Sahu since from year 2005-06 & onwards in the records of revenue.

02. Sale Deed (Kh No.- 188 Part Area 0.130 Hect.)

That property bearing Kh No.- 188 Part Area 0.130 Hect was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from Kuber Ispat & Developers Pvt. Ltd. Through its Director Shri Panna Lal Bansal S/o. Shri Krishna Das Bansal R/o. Mohdahapara Raipur C.G by means of a registered Sale Deed Dt. 01/02/2014 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 61639 serial No- 7382 for a valuable consideration of Rs.3,70,000/-.

And before that the Property Kh No.- 188 Area 0.405 was purchased by Kuber Ispat & Developers Pvt. Ltd. Through its Director Shri Panna Lal Bansal S/o. Shri Krishna Das Bansal R/o. Mohdahapara Raipur C.G from Bishoha S/o. Shri Keju Ram R/o. Vill- Guma Raipur C.G by means of a registered Sale Deed Dt. 05/03/2011 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 50228 serial No- 5705 & before that the said property was recorded in the name of said Bishoha S/o. Shri Keju Ram since from year 2005-06 & onwards in the records of revenue.

03. Sale Deed (Kh No.- 189/1, 189/3, 189/4, 189/5, 198/1, 198/2 Area 0.091, 0.091, 0.089 0.089, 0.101, 0.089 Hect.)


That property bearing Kh No.- 189/1, 189/3, 189/4, 189/5, 198/1, 198/2 Area 0.091, 0.091, 0.089 0.089, 0.101, 0.089 Hect was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from M/s. Vasundhara Bayo Electricity Pvt. Ltd. Through its Director Shri Sohan Lal Singhanian S/o. Shri Natthu Lal Singhanian R/o. Samta Colony Raipur C.G by means of a registered Sale Deed Dt. 19/09/2011 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 52005 serial No- 3608 for a valuable consideration of Rs.8,00,000/-.

And before that said part Property (Kh No-189/5,189/4,189/3 Area 0.089 Hect, 0.089 Hect, 0.091 Hect, Total Area 0.269 Hect.) Land was purchased by M/s. Vasundhara Bayo Electricity Pvt. Ltd. Through its Director Shri Sohan Lal Singhanian S/o. Shri Natthu Lal Singhanian R/o. Samta Colony Raipur C.G from Shri Kesho Ram S/o. Kejaw Sahu, Dayaram S/o. Kejaw Sahu, Mangtu Ram S/o. Kejaw Sahu All R/o. Vill- Guma Raipur C.G by means of a registered Sale Deed Dt. 22/09/2005 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 32308 serial No- 3284.

And before that the Property (Kh No.- 189/1,198/2,198/1 Total Area 0.091 Hect., 0.089 Hect., 0.101 Hect Total Area 0.269 Hect.) Land was purchased by M/s. Vasundhara Bayo Electricity Pvt. Ltd. Through its Director Shri Sohan Lal Singhanian S/o. Shri Natthu Lal Singhanian R/o. Samta Colony Raipur C.G from Shri Rajendra S/o. Deen Dayal, Janki W/o. Deen Dayal, Ashwani Kumar S/o. Vishnu Nai, Hem Lal S/o. Vishnu Nai, All R/o. Vill- Guma Raipur C.G by means of a registered Sale Deed Dt. 22/09/2005 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 32308 serial No- 3285 & before that the said property

For, Singhanian Buildcon Pvt. Ltd.


Director


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was recorded in the name of said Shri Rajendra S/o. Deen Dayal, Janki W/o. Deen Dayal, Ashwani Kumar S/o. Vishnu Nai, Hem Lal S/o. Vishnu Nai since from year 2005-06 & onwards in the records of revenue.

04. Sale Deed (Kh No.- 189/2 Area 0.360 Hect.)

That property bearing Kh No.- 189/2 Area 0.360 Hect was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from Shri Itwari Ram Yadu S/o. Lt. Ram Ratan Yadu R/o. Vill- Bana Tendua Raipur C.G by means of a registered Sale Deed Dt. 29/05/2014 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 63348 serial No- 1306 for a valuable consideration of Rs.17,35,000/- & before that the said property was recorded in the name of said Shri Itwari Ram Yadu S/o. Lt. Ram Ratan Yadu since from year 2005-06 & onwards in the records of revenue.

05. Sale Deed (Kh No.- 190 & 250 Area 0.243 & 0.518 Hect.)

That property bearing Kh No.- 190 & 250 Area 0.243 & 0.518 Hect. was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from Shri Chedu Ram Yadav S/o. Shri Ram Bharosa Yadav R/o. Nigam Colony, Amapara Raipur C.G by means of a registered Sale Deed Dt. 31/01/2011 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 49504 serial No- 4517 for a valuable consideration of Rs.7,50,000/- & before that the said property was recorded in the name of Shri Chedu Ram Yadav in the revenue records after demise of one of the holder Bisvantin Bai by vide mutation No 25 Dt-18/01/2011 in the records of revenue. & before that the said property was recorded in the name of said Shri Chedu Ram Yadav and Bisvantin Bai & since from year 2005-06 & onwards in the records of revenue.

06. Sale Deed (Kh No.- 191, 193, 194/1, 194/2 Area 0.534, 0.486, 0.223, 0.283 Hect.Total Area 1.527 Hect.)

That property bearing Kh No.- 191, 193, 194/1, 194/2 Area 0.543, 0.486, 0.223, 0.283 Hect was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from Shri Ramu Yadu S/o. Lt. Shri Beni Ram Yadu R/o. Vill- Guma Raipur CG (Rin Pustika No-1570752) by means of a registered Sale Deed Dt. 02/09/2011 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 51893 serial No- 2747 for a valuable consideration of Rs. 35,81,500/- & before that the said property was recorded in the name of said Shri Ramu Yadu & since from year 2005-06 & onwards in the records of revenue.

07. Sale Deed (Kh No.- 196/2 & 197/2 Area 0.359 & 0.635 Hect.)


That property bearing Kh No.- 196/2 & 197/2 Area 0.359 & 0.635 Hect was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from 1-Shri Pankaj Yadu 2- Shri Dilip Yadu 3-Shri Rishi Yadu 4-Smt. Kusum Yadu 5-Smt. Sakun Yadu 6-Smt. Gangeshwari Sahu 7-Smt. Keja Bai Yadu W/o. All S/o. & D/o. Lt. Hori Lal Yadu 8-Shri Gopi Yadu 9-Lalita Yadu S/o. Lt. Shri Raj Kumar Yadu 10-Smt. Anusuiya Yadu W/o. Lt. Shri Raj Kumar Yadu All R/o. Vill- Guma Raipur CG by means of a registered Sale Deed Dt. 31/01/2011 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 49501 serial No- 4516 for a valuable consideration of Rs.9,50,000/-

& before that the said property Kh No-196/2 area 0.359 Hect was recorded in the name of Pankaj Yadu & others after demise of Horilal by vide No.46, Gram Panchyat Prastav no-11 Dt-

Page 17 of 36

For, Singhanian Buildcon Pvt. Ltd.


Director


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14/09/2010 in the records of revenue & before that the said property was recorded in the name of said Horilal by way of partition which was made between Horilal & Suraj S/o- Kariya By vide mutation No-50 Dt 16/01/2004 & before that the said property was recorded in the name of said Horilal & Suraj S/o- Kariya since from year 2005-06 & onwards in the records of revenue.

08. Sale Deed (Kh No.- 199, 201 Area 0.239, 0.081 Hect.)

That property bearing Kh No.- 199, 201 Area 0.239, 0.081 Hect was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from Shri Sanjeev Pandit S/o. Shri Baidhnath R/o. Heerapur Raipur CG(Rin Pustika No-1724100) by means of a registered Sale Deed Dt. 16/05/2014 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 63229 serial No- 788 & before that the said property Kh No.- 199 area 0.239 Hect., was purchased by said Sanjeev Pandit from Jagtaram S/o- Budhram & got mutated his name by vide mutation No 101 Dt-11/05/2007 in the records of revenue. & before that the said property was recorded in the name of said Jagtaram S/o- Budhram since from year 2005-06 & onwards in the records of revenue.

09. Sale Deed (Kh No.- 200/2 Area 0.101 Hect.) MINOR

That property bearing Kh No.- 200/2 Area 0.101 Hect was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from Minor Suraj Minor Durga All S/o. & D/o. Lt. Santosh Vill Guma Raipur C.G by means of a registered Sale Deed Dt. 16/05/2014 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 63228 serial No- 778 & before that the said property was recorded in the name of Minor Suraj Minor Durga All S/o. & D/o. Lt. Santosh after demise of Santosh S/o- Sitaram by vide mutation No 29 Dt-29/04/2014 in the records of revenue. & before that the said property was recorded in the name of said Santosh S/o- Sitaram since from year 2005-06 & onwards in the records of revenue.

10. Sale Deed (Kh No.- 200/3 Area 0.101 Hect.)


That property bearing Kh No.- 200/3 Area 0.101 Hect was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from Shri Tirith Ram S/o. Shri Tulsi Ram (Rin Pustika No-1661811) R/o. VIII- Guma Raipur C.G by means of a registered Sale Deed Dt. 07/04/2014 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 62956 serial No- 805-G for a valuable consideration of Rs. 4,35,000/- & before that the said property was recorded in the name of said Tirith Ram S/o. Shri Tulsi Ram since from year 2005-06 & onwards in the records of revenue.

11. Transfer Deed (Part of Kh No.- 188 Area 0.275 Hect.)

That property bearing Part of Kh No.- 188 Area 0.275 Hect was purchased/acquired by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from Kuber Ispat & Developers Pvt. Ltd. Through its Director Shri Panna Lal Bansal S/o. Shri Krishna Das Bansal R/o. Mohdahapara Raipur C.G (Rin Pustika No-1238569) by means of a registered Transfer Deed Dt. 01/02/2014 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 61747 serial No- 7880 & before that the said property Part of Kh No.- 188 Area 0.275 Hect was purchased by said Kuber Ispat & Developers Pvt. Ltd. from Bisouha S/o- Kejuram & got mutated his name by vide mutation No 59 Dt-05/05/2011 in the records of revenue. & before that the said property was recorded in the name of said Bisouha S/o- Kejuram since from year 2005-06 & onwards in the records of revenue.

For. Singhanian Buildcon Pvt. Ltd.


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12. Sale Deed (Kh No.- 196/1 Area 0.170 Hect.)

That property bearing Kh No.- 251 & 196/1 Area 0.170 Hect was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from Shri Suraj Kumar S/o. Shri Gend Lal (Rin Pustika No-1359088) R/o. Vill- Guma Thana- Urla Raipur C.G by means of a registered Sale Deed Dt. 17/01/2013 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 57229 serial No- 4101 for a valuable consideration of Rs. 3,20,000/- & before that the said property Kh No-196/1 area 0.170 Hect was recorded in the name of Suraj Yadu & others after demise of Horilal by vide No.46 Dt-14/09/2010 in the records of revenue & before that the said property was recorded in the name of said Horilal by way of partition which was made between Horilal & Suraj S/o- Kariya By vide mutation No-50 Dt 16/01/2004 & before that the said property was recorded in the name of said Horilal & Suraj S/o- Kariya since from year 2005-06 & onwards in the records of revenue.

13. Sale Deed (Kh No.- 259/1 Area 0.292 Hect.)

That property bearing Kh No.- 259/1 Area 0.292 Hect. was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian R/o. Amanaka G.E. Road Raipur C.G from 1-Shri Arun Kumar Sharma 2-Shri Hare Murari Sharma 3-Shri Rakesh Sharma 4- Smt. Manju Sharma 6-Smt. Meera Sharma 7- Smt. Gayatri Sharma All S/o. & D/o. Lt. Lala Prasad Sharma 7-Smt. Kalyani Sharma W/o. Lt. Shri Lala Sharma All R/o. Vill- Guma Raipur C.G by means of a registered Sale Deed Dt. 21/12/2010 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 49119 serial No- 4067 for a valuable consideration of Rs. 4,20,000/- & before that the said property Kh No.- 259/1 Area 0.292 Hect was recorded in the name of Arun Kumar & others after demise of Lala Sharma by vide mutation No 96 Dt-13/06/2008 in the records of revenue & before that the said property was recorded in the name of said Lala Prasad Sharma since from year 2005-06 & onwards in the records of revenue..

14. Sale Deed (Kh No.- 259/2 Area 0.713 Hect.)

That property bearing Kh No.- 259/2 Area 0.713 Hect. was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from Shri Bisoha Prasad Pandey S/o. Shri Hari Ram Pandey R/o. Vill- Guma Raipur CG by means of a registered Sale Deed Dt. 20/12/2010 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 49119 serial No- 4068 for a valuable consideration of Rs.1,10,000/- & before that the said property was recorded in the name of said Bisoha Prasad Pandey since from year 2005-06 & onwards in the records of revenue..

15. Transfer Deed (Kh No.- 259/2 part, 259/2 Part, 261/2 Area 0.057, 0.077, 0.008 Hect.)

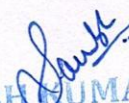
That property bearing Kh No.- 259/2 Part 259/2 Part, 261/2 Area 0.057, 0.077, 0.008 Hect was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from Shri Bisoha Pandey S/o. Shri Hari Ram Pandey (Rin Pustika No-387976) R/o. Guma Raipur C.G by means of a registered Transfer Deed Dt. 12/12/2014 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 65224 serial No- 6756 & before that the said properties were recorded in the name of said Bisoha Pandey since from year 2005-06 & onwards in the records of revenue.

16. Sale Deed (Kh No.- 259/5 Area 0.222 Hect. & Kh No.- 259/6 Area 0.202 Hect.)

That property bearing Kh No.- 259/5 Area 0.222 Hect. & Kh No.- 259/6 Area 0.202 Hect. was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o.

For, Singhanian Buildcon Pvt. Ltd.


Director


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Amanaka G.E. Road Raipur C.G from Shri Balram Pandey S/o. Shri Shiv Ratan Pandey R/o. Devendra Cycle Stores, Guma Post- Tendua Raipur C.G by means of a registered Sale Deed Dt. 23/04/2008 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 40253 serial No- 537 for a valuable consideration of Rs. 3,82,500/- & before that the said properties were recorded in the name of said Shri Balram Pandey since from year 2005-06 & onwards in the records of revenue.

17. Sale Deed (Kh No.- 261/5, 261/6, 261/7 Area 0.134, 0.134, 0.134 Hect. Total Area 0.402 Hect)

That property bearing Kh No.- 261/5, 261/6, 261/7 Area 0.134, 0.134, 0.134 Hect was purchased by M/s. Singhania Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhania E/o. Amanaka G.E. Road Raipur C.G from Shri Sanjivan Lal S/o. Shri Dau Lal R/o. Amanaka Kukurbada Raipur C.G by means of a registered Sale Deed Dt. 31/03/2015 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 66703 serial No- 11287.

And before that the said Property (Part of Kh No-261/6 Area 0.134 Hect., Part of Kh No.- 261/4 Area 0.134 Hect, Part of Kh No-261/5 Area 0.134 Hect Total Area 0.402 Hect.) was purchased by Shri Sanjeevan Lal Shori S/o. Shri Dau Lal Shori R/o. Amanaka Raipur C.G from 1-Shri Ram Narayan Singh Thakur S/o. Lt. Shri Thakur Pyare Lal Singh 2- Shri Neel Kant Singh S/o. Lt. Thakur Ram Krishna Singh 3-Shri Visvjeet Singh Thakur 4- Shrikant Singh Thakur All S/o. Lt. Shri Sacchidanand Singh Thakur All R/o. Pachpedi Naka Raipur C.G through power of attorney Shri Kant Singh Thakur by means of a registered Sale Deed Dt. 28/09/2006 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 34875 serial No- 2492

& before that the said property Kh No-261/6 Area 0.714 Hect was recorded in the name of said Shri Ram Narayan Singh Thakur S/o. Lt. Shri Thakur Pyare Lal Singh since from year 2005-06 & onwards in the records of revenue.

& before that the said property Kh No-261/4 Area 1.011 Hect was recorded in the name of said Shri Neel Kant Singh S/o. Lt. Thakur Ram Krishna Singh by way of partition which was made between Shri Kishore Bala S/o- Ramkrishna Singh & Neelkanth S/o- Ram Krishna Singh (By Vide mutation No-154 Dt-17/01/2006 & before that the said property was recorded in the name of Shri Kishore Bala S/o- Ramkrishna Singh & Neelkanth S/o- Ram Krishna Singh since from year 2005-06 & onwards in the records of revenue.


& before that the said property Kh No-261/5 Area 1.011 Hect was recorded in the name of said Shrikant Singh Thakur & Shri Visvjeet Singh Thakur & since from year 2005-06 & onwards in the records of revenue.


NOTE- That prior permission from collector is also taken by said sellers by vide Revenue Case no-191,192,194 /A-21, Year 2005-06 Dt 05/09/2006 respectively (Because the said property was allotted in the category of Freedom Fighters of India)

18. Sale Deed (Kh No.- 261/8-9-10, 262/2 Part, 263/23 Area 0.596, 0.877, 0.580, 0.102, 0.343 Hect. Total Area 2.498 Hect.)

That property bearing Kh No.- 261/8-9-10, 262/2 Part, 263/23 Area 0.596, 0.877, 0.580, 0.102, 0.343 Hect. was purchased by M/s. Singhania Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhania E/o. Amanaka G.E. Road Raipur C.G from 1-Shri Shyam Lal Singhania S/o. Lt. Shri Leeladhar Singhania 2- Vimala Devi Singhania 3- Smt. Minali Singhania W/o. Subidh Singhania 4- Shri Subodh Singhania All R/o. Raipur CG All through power of attorney Shri Subodh

For, Singhania Buildcon Pvt. Ltd.


Director


SAURABH KUMAR DASS
ADVOCATE
RAIPUR (C.G.) Mob. : 98279-11809

SAURABH KUMAR DASS

ADVOCATE

Off-Resi :- 29/101, Indrawati Colony, Canal Linking Road, Durga Chowk, Rajatalab Raipur (Chhattisgarh)
Mob. No. 98279-11809, E-Mail- adv_saurabhdass@yahoo.in advocatesaurabhdass@gmail.com

Singhanian by means of a registered Sale Deed Dt. 31/05/2014 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 63373 serial No- 1473.

And before that the said Property (Part of Kh No-261/6 Area 0.580 Hect., Part of Kh No-262/2 Area 0.102 Hect., Part of Kh No-263/15 Area 0.343 Hect., Part of Kh No-261/4 Area 0.596 Hect., Part of Kh No-261/5 Area 0.877 Hect., Part of Kh No-263/16 Area 0.343 Hect., Total Area 2.841 Hect.) was purchased by 1-Shri Shyam Lal Ji Singhanian S/o. Lt. Shri Leela Dhar Singhanian 2-Smt. Vimla Devi Singhanian W/o. Shri Shyam Lal Ji Singhanian 3-Shri Subodh Singhanian S/o. Shri Shyam Lal Ji Singhanian 4-Smt. Minali Singhanian W/o. Subodh Singhanian All R/o. Choubey Colony Raipur C.G from 1-Shri Ram Narayan Singh Thakur S/o. Lt. Shri Thakur Pyare Lal Singh 2- Shri Neel Kant Singh S/o. Lt. Thakur Ram Krishna Singh 3-Shri Visvjeet Singh Thakur 4- Shri Kant Singh Thakur All S/o. Lt. Shri Sacchidanand Singh Thakur All R/o. Pachpedi Naka Raipur C.G through power of attorney Shri Kant Singh Thakur by means of a registered Sale Deed Dt. 08/09/2006 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 34875 serial No- 2491

& before that the said property Kh No-261/6 & Kh No-262/2 Area 0.226 Hect Area 0.714 Hect was recorded in the name of said Shri Ram Narayan Singh Thakur S/o. Lt. Shri Thakur Pyare Lal Singh since from year 2005-06 & onwards in the records of revenue.

& before that the said property Khasra No-263/15 Area 10.00 Hect was recorded in the name of said Neel Kant Singh S/o. Lt. Thakur Ram Krishna Singh since from year 2005-06 & onwards in the records of revenue.

& before that the said property Kh No-261/4 Area 1.011 Hect was recorded in the name of said Shri Neel Kant Singh S/o. Lt. Thakur Ram Krishna Singh by way of partition which was made between Shri Kishore Bala S/o- Ramkrishna Singh & Neelkanth S/o- Ram Krishna Singh (By Vide mutation No-154 Dt-17/01/2006 & before that the said property was recorded in the name of Shri Kishore Bala S/o- Ramkrishna Singh & Neelkanth S/o- Ram Krishna Singh since from year 2005-06 & onwards in the records of revenue.

& before that the said property Kh No-261/5 Area 1.011 Hect was recorded in the name of said Shrikant Singh Thakur & Shri Visvjeet Singh Thakur since from year 2005-06 & onwards in the records of revenue.

& before that the said property Kh No-263/16 Area 4.047 Hect was recorded in the name of said Shrikant Singh Thakur since from year 2005-06 & onwards in the records of revenue.

NOTE- That prior permission from collector is also taken by said sellers by vide Revenue Case no-191,192,194 /A-21, Year 2005-06 Dt 05/09/2006 respectively (Because the said property and was allotted in the category of Freedom Fighters of India)

19. Sale Deed (Kh No.- 262/2, 263/24, 263/26 Area 0.125, 0.202, 0.030 Hect.Total Area 0.357 Hect)


That property bearing Kh No.- 262/2, 263/24, 263/26 Area 0.125, 0.202, 0.030 Hect was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from 1-Shri Shyam Lal Singhanian S/o. Lt. Shri Leeladhar Singhanian 2- Vimla Devi Singhanian 3- Smt. Minali Singhanian W/o. Subidh Singhanian 4- Shri Subodh Singhanian All R/o. Raipur CG by means of a registered Sale Deed Dt. 31/05/2014 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. -63373 serial No- 1472.

And before that the said Property (Part of Kh No.- 263/16 Area 0.202 Hect, Part of Kh No 263/15 Area 0.202 Hect., Kh No-262/4 Part, Area 0.125 Hect, 261/4 Part Area 0.281 Hect., Total Area 0.810 Hect.) was purchased by 1-Shri Shyam Lal Ji Singhanian S/o. Lt. Shri Leela Dhar Singhanian 2-Smt. Vimla Devi Singhanian W/o. Shri Shyam Lal Ji Singhanian 3-Shri Subodh

Page 21 of 36

For, Singhanian Buildcon Pvt. Ltd.


Director


SAURABH KUMAR DASS
ADVOCATE
RAIPUR (C.G.) Mob. : 98279-11809

SAURABH KUMAR DASS

ADVOCATE

Off-Resi :- 29/101, Indrawati Colony, Canal Linking Road, Durga Chowk, Rajatalab Raipur (Chhattisgarh)
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Singhanian S/o. Shri Shyam Lal Ji Singhanian 4-Smt. Minali Singhanian W/o. Subodh Singhanian All R/o. Choubey Colony Raipur C.G from 1-Shri Ram Narayan Singh Thakur S/o. Lt. Shri Thakur Pyare Lal Singh 2- Shri Neel Kant Singh S/o. Lt. Thakur Ram Krishna Singh 3-Shri Visvjeet Singh Thakur 4- Shri Kant Singh Thakur All S/o. Lt. Shri Sacchidanand Singh Thakur All R/o. Pachpedi Naka Raipur C.G through power of attorney Shri Kant Singh Thakur by means of a registered Sale Deed Dt. 05/10/2006 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 34867 serial No- 2067.

& before that the said property Kh No-263/16 Area 4.047 Hect was recorded in the name of said Shrikant Singh Thakur since from year 2005-06 & onwards in the records of revenue.

& before that the said property Khasra No-263/15 Area 10.00 Hect was recorded in the name of said Neel Kant Singh S/o. Lt. Thakur Ram Krishna Singh since from year 2005-06 & onwards in the records of revenue.

& before that the said property Kh No-261/4 Area 1.011 Hect was recorded in the name of said Shri Neel Kant Singh S/o. Lt. Thakur Ram Krishna Singh by way of partition which was made between Shri Kishore Bala S/o- Ramkrishna Singh & Neelkanth S/o- Ram Krishna Singh (By Vide mutation No-154 Dt-17/01/2006 & before that the said property was recorded in the name of Shri Kishore Bala S/o- Ramkrishna Singh & Neelkanth S/o- Ram Krishna Singh, since from year 2005-06 & onwards in the records of revenue.

& before that the said property Kh No-261/5 Area 1.011 Hect was recorded in the name of said Shrikant Singh Thakur & Shri Visvjeet Singh Thakur since from year 2005-06 & onwards in the records of revenue.

NOTE- That prior permission from collector is also taken by said sellers by vide Revenue Case no-191,192,194 /A-21, Year 2005-06 Dt 05/09/2006 respectively (Because the said property was allotted in the category of Freedom Fighters of India)

20. Sale Deed (Kh No.- 263/25, 261/4 Area 0.042, 0.281 Hect.)


That property bearing Kh No.- 263/25, 261/4 Area 0.042, 0.281 Hect was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from 1-Shri Shyam Lal Singhanian S/o. Lt. Shri Leeladhar Singhanian 2- Vimala Devi Singhanian 3- Smt. Minali Singhanian W/o. Subidh Singhanian 4- Shri Subodh Singhanian All R/o. Raipur CG All through power of attorney for himself & for 1 to 3 Shri Subodh Singhanian (POA reg on Dt-22/11/2007 in SRO Raipur Doc no-530) by means of a registered Sale Deed Dt. 04/06/2014 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 63403 serial No- 1700 before that the said property was recorded in the name of Shyam Lal Singhanian & others since from year 2005-06 & onwards in the records of revenue.

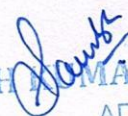
Village-Bana:-

01. Transfer Deed (Kh No-362/4 Area 0.049 Hect., Kh No-Part of 364/1 Area 0.136 hect., Kh No-364/5 Area 0.182 Hect., & Kh No-365 Part Area 0.218 Hect Total Area 0.856 Hect.) Situated At Village BANA & Kh No-192 Area 0.320 Hect Situated at Village GUMA

That property bearing Kh No-Part of 364/1 Area 0.136 hect., Kh No-364/5 Area 0.182 Hect., & Kh No-365 Part Area 0.218 Hect Total Area 0.856 Hect. was purchased/acquired by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from Shri Vishnu Agrawal S/o. Shri Bhagwan Das Agrawal R/o. Jindal House, Choubey Colony Raipur C.G by means of a registered Sale Deed Dt. 22/08/2014 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. -64216 serial

For, Singhanian Buildcon Pvt. Ltd.


Director


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No- 3065.

& before that the said property Kh No-364/1 Part Area 0.136 Hect was purchased by said Shri Vishnu Agrawal S/o. Shri Bhagwan Das Agrawal from Ramu & Others & got mutated his name in the records of revenue. & before that the said property Kh No-364/1 Area 0.211 Hect was recorded in the name of said Ramu & Others since from year 2005-06 & onwards in the records of revenue.

& before that the said property Kh No-364/5 Area 0.182 Hect was purchased by said Shri Vishnu Agrawal S/o. Shri Bhagwan Das Agrawal from Rajkuwar S/o- Ghusu Sahu & got mutated his name by vide mutation No.54-55 Dt-27/12/2005 in the records of revenue. & before that the said property was recorded in the name of said Rajkuwar S/o- Ghusu Sahu since from year 2005-06 & onwards in the records of revenue.

& before that the said property Kh No-365 Part Area 0.218 Hect was purchased by said Shri Vishnu Agrawal S/o. Shri Bhagwan Das Agrawal from Duleshwari S/o- Panchram & got mutated his name in the records of revenue. & before that the said property Kh No-365 0.441 Hect was recorded in the name of said Duleshwari S/o- Panchram since from year 2005-06 & onwards in the records of revenue.

& before that the said property Kh No-192 Area 0.320 Hect Village Guma was recorded in the name of said Vishnu Agrawal S/o. Shri Bhagwan Das Agrawal since from year 2005-06 & onwards in the records of revenue.

02. Sale Deed (Kh No.- 362/4, 363/1, 363/2, 364/3 Area 0.049, 0.142, 0.370, 0.417 Hect.)

That property bearing Kh No.- 362/4, 363/1, 363/2, 364/3 Area 0.049, 0.142, 0.370, 0.417 Hect. was purchased by M/s. Singhania Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhania E/o. Amanaka G.E. Road Raipur C.G from M/s. Vasundhara Bayo Electricity Pvt. Ltd. Through its Director Shri Sohan Lal Singhania S/o. Shri Natthu Lal Singhania R/o. Samta Colony Raipur C.G by means of a registered Sale Deed Dt. 11/09/2011 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 52005 serial No- 3609 for a valuable consideration of Rs. 14,70,000/-.

& before that the said property Kh No- 362/4 area 0.049 Hect was purchased by said M/s. Vasundhara Bayo Electricity Pvt. Ltd. from Budhram & got mutated his name by vide mutation No.57 Dt-31/01/2006 in the records of revenue. & before that the said property was recorded in the name of said Budhram since from year 2005-06 & onwards in the records of revenue.

& before that the said property Kh No- 363/1 Area 0.142 Hect was purchased by said M/s. Vasundhara Bayo Electricity Pvt. Ltd. from Panchram & got mutated its name by vide mutation No-56 Dt-31/01/2006 in the records of revenue. & before that the said property was recorded in the name of said Panchram since from year 2005-06 & onwards in the records of revenue.

& before that the said property Kh No- 363/2 was purchased by said M/s. Vasundhara Bayo Electricity Pvt. Ltd. from Budhram & got mutated its name by vide mutation No-57 Dt-31/01/2006 in the records of revenue & before that the said property Area 0.383 Hect was recorded in the name of said Panchram since from year 2005-06 & onwards in the records of revenue.

& before that the said property Kh No- 364/3 was purchased by said M/s. Vasundhara Bayo Electricity Pvt. Ltd. from Firanta & got mutated his name by vide mutation No.53 Dt-31/01/2006 in the records of revenue. & before that the said property was recorded in the name of said Firanta since from year 2005-06 & onwards in the records of revenue.

03. Sale Deed (Kh No.- 364/4 Area 0.206 Hect.)

That property bearing Kh No.- 364/4 Area 0.206 Hect. was purchased by M/s. Singhania Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhania R/o. Amanaka G.E. Road Raipur

Page 23 of 36

For, Singhania Buildcon Pvt. Ltd.


Director


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C.G from Shri Girdhari Sahu S/o. Lt. Shri Samaru Sahu R/o. Vill Guma Raipur, CG by means of a registered Sale Deed Dt. 24/06/2008 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 40895 serial No- 2409 for a valuable consideration of Rs. 1,86,000/- & before that the said property was recorded in the name of said Shri Girdhari Sahu S/o. Lt. Shri Samaru Sahu since from year 2005-06 & onwards in the records of revenue.

04. Sale Deed (Kh No.- 386 Area 0.287 Hect. & Kh No.- 397/386 Area 0.077 Hect.)

That property bearing Kh No.- 386 Area 0.287 Hect. & Kh No.- 397/386 Area 0.077 Hect. was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from Shri Manharan Sahu S/o. Lt. Shri Samaru Sahu R/o. Vill Bana Post- Tendua Raipur C.G by means of a registered Sale Deed Dt. 23/04/2008 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 40253 serial No- 538 for a valuable consideration of Rs. 3,28,500/-.

& before that the said property Kh No.- 386 Area 0.287 Hect. & Kh No.- 397/386 Area 0.077 Hect was recorded in the name of Manharan Sahu by way of partition & by vide mutation No-36 Dt-02/06/2007 in the records of revenue & before that the said property was mutated in the name of Girdhari, Manharan Both S/o-Samaru & Smt.Durgin Bai & Jugbai after demise of Samaru S/o-Dukalu by vide mutation No-94 Dt-29/09/2006 in the revenue records & before that the said property was recorded in the name of said Samaru S/o- Dukalu since from year 2005-06 & onwards in the records of revenue.

05. Sale Deed (Kh No.- 387 Area 0.263 Hect.)

That property bearing Kh No.- 387 Area 0.263 Hect. was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from 1-Shri Bhaklu Sahu 2-Shri Ram Nath Sahu 3-Shri Churamani Sahu All S/o. Lt. Shri Dularu Sahu 4-Dhela Bai W/o. Dularu Sahu All R/o. Vill- Bana Guma Raipur C.G by means of a registered Sale Deed Dt. 24/06/2008 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 40895 serial No- 2408 for a valuable consideration of Rs. 2,37,000/- & before that the said property was recorded in the name of Bhaklu Sahu & others after demise of Dularu Sahu S/o- Mahabali by vide mutation No 49 Dt-25/07/07 in the records of revenue. & before that the said property was recorded in the name of said Dularu Sahu S/o- Mahabali since from year 2005-06 & onwards in the records of revenue.

06. Sale Deed (Kh No.- 388, 389, 390, Area 0.105, 0.125, 0.089 Hect.Total Area 0.319 Hect.)

That property bearing Kh No.- 388, 389, 390, Area 0.105, 0.125, 0.089 Hect was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from Shri Tulsi Ram Nishad S/o. Shri Pahruram Nishad R/o. Yadav Para Vill Bana Guma Raipur CG by means of a registered Sale Deed Dt. 31/03/2013 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 58664 serial No- 8349 for a valuable consideration of Rs. 6,50,000/- & before that the said property Kh No.- 388, 389 Area 0.105, 0.125 Hect was recorded in the name of said Tulsi Ram Nishad since from year 2005-06 & onwards in the records of revenue.

07. Sale Deed (Kh No.- 391/1 Area 0.247 Hect.)

That property bearing Kh No.- 391/1 Area 0.247 Hect. was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from 1- Shri Notam Lal Sahu 2- Shri Purushottam Sahu 3- Shri Net Ram Sahu 4- Smt. Lalita Sahu 5- Smt. Lalita Sahu All S/o. & D/o. Lt. Iakhan Sahu (Rin Pustika No-242550) R/o. Raipur C.G

For, Singhanian Buildcon Pvt. Ltd.


Director


SAURABH KUMAR DASS
ADVOCATE
RAIPUR (C.G.) Mob. : 98279-11809

SAURABH KUMAR DASS

ADVOCATE

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Mob. No. 98279-11809, E-Mail- adv_saurabhdass@yahoo.in advocatesaurabhdass@gmail.com

6- Smt. Baishakhin Sahu W/o. Lt. Lakhan Lal Sahu R/o. Raipur C.G by means of a registered Sale Deed Dt. 04/06/2014 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 63403 serial No- 1699 & before that the said property was recorded in the name of Notam Lal Sahu & others after demise of lakhan Sahu S/o- Samliya in the records of revenue y vide mutation No-16 Dt-27/04/2010. & before that the said property was recorded in the name of said lakhan Sahu S/o- Samliya since from year 2005-06 & onwards in the records of revenue.

08. Sale Deed (Kh No.- 391/2, 392/5, 393 Area 0.085, 0.214, 0.429 Hect.Total Area 0.729 Hect.)

That property bearing Kh No.-391/2, 392/5, 393 Area 0.085, 0.214, 0.429 Hect was purchased by M/s. Singhania Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhania E/o. Amanaka G.E. Road Raipur C.G from Shri Amar Singh Sahu S/o. Lt. Shri Jhumuk Sahu R/o. Vill- Guma Raipur C.G by means of a registered Sale Deed Dt. 16/05/2014 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 63228 serial No- 776 for a valuable consideration of Rs.36,00,000/- & before that the said property were recorded in the name of Amar Singh Sahu after demise of Jhumuk Sahu in the records of revenue. & before that the said property was recorded in the name of said Jhumuk Sahu since from year 2005-06 & onwards in the records of revenue.

09. Sale Deed (Kh No.- 392 & 392/4 Area 0.213, 0.157 Hect.)

That property bearing Kh No.- 392 & 392/4 Area 0.213, 0.157 Hect was purchased by M/s. Singhania Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhania E/o. Amanaka G.E. Road Raipur C.G from 1-Smt. Duleshwari 2-Smt. Geeta D/o. Lt. Shri Panch Ram Nishad 3-Smt. Juga W/o. Lt. Shri Panch Ram R/o. Vill- Guma Raipur C.G by means of a registered Sale Deed Dt. 27/03/2014 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 63317 serial No- 1121 for a valuable consideration of Rs. 14,95,000/- & before that the said property was recorded in the name of said Smt. Duleshwari & others since from year 2005-06 & onwards in the records of revenue.

10. Sale Deed (Kh No.- 392/3 Area 0.295 Hect.)

That property bearing Kh No.- 392/3 Area 0.295 Hect was purchased by M/s. Singhania Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhania E/o. Amanaka G.E. Road Raipur C.G from 1-Shri Kishnu Sahu 2-Shri Ramsingh Sahu S/o. Shri Paras Ram Sahu R/o. Vill- Guma Raipur C.G by means of a registered Sale Deed Dt. 16/05/2014 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 63228 serial No- 777 for a valuable consideration of Rs. 14,60,000/- & before that the said property was recorded in the name of said Kishnu Sahu & others since from year 2005-06 & onwards in the records of revenue.


11. Sale Deed (Kh No.- 394/1 Area 0.247 Hect.)

That property bearing Kh No.- 394/1 Area 0.247 Hect was purchased by M/s. Singhania Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhania E/o. Amanaka G.E. Road Raipur C.G from Shri Narendra Sahu S/o. Lt. Chaiutu Ram Sahu R/o. Vill- Guma Raipur C.G by means of a registered Sale Deed Dt. 10/06/2014 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 63445 serial No- 1989 & before that the said property was mutated in the name of Shri Narendra Sahu S/o. Lt. Chaiutu Ram Sahu got mutated his name by vide mutation No.06 Dt-26/04/2011 after demise of Khorbahara in the records of

Page 25 of 36

For, Singhania Buildcon Pvt. Ltd.


Director


SAURABH KUMAR DASS
ADVOCATE
RAIPUR (C.G.) Mob. : 98279-11809

SAURABH KUMAR DASS

ADVOCATE

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revenue. & before that the said property was recorded in the name of said Khorbahara since from year 2005-06 & onwards in the records of revenue.

12. Sale Deed (Kh No.- 394/2 Area 0.437 Hect.)

That property bearing Kh No.- 394/2 Area 0.437 Hect was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from 1- Shri Bhagwat Yadav 2-Shri Mahaveer Yadav All S/o. Shri Bhagirath Yadav R/o. Vill- Guma Raipur CG through Shri Moti Ram Sahu S/o. Lt. Satrudhan Sahu R/o. Vill- Guma Raipur C.G by means of a registered Sale Deed Dt. 19/05/2014 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 63234 serial No- 2119 & before that the said property was recorded in the name of said Bhagwat & others since from year 2005-06 & onwards in the records of revenue.

13. Sale Deed (Kh No.- 394/3 Area 0.239 Hect.)

That property bearing Kh No.- 394/3 Area 0.239 Hect was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from Shri Ishwari Prasad S/o. Shri Tulsi Ram R/o. Vill- Bana Guma Raipur C.G by means of a registered Sale Deed Dt. 08/11/2012 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 56092 serial No- 2429 for a valuable consideration of Rs. 4,80,000/- & before that the said property was recorded in the name of said Ishwari Prasad since from year 2005-06 & onwards in the records of revenue.

14. Sale Deed (Kh No.- 394/4 Area 0.162 Hect.) MINOR PROPERTY

That property bearing Kh No.- 394/4 Area 0.162 Hect was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from Minor Khilashwar Sahu S/o. Lt. Jodhran Sahu R/o. Vill- Guma Raipur CG by means of a registered Sale Deed Dt. 16/05/2014 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 63228 serial No- 775 for a valuable consideration of Rs. 8,00,000/-

15. Sale Deed (Kh No.- 394/5 Area 0.405 Hect.)

That property bearing Kh No.- 394/5 Area 0.405 Hect. was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from 1- Shri Khilawan Yadav 2-Shri Khela Lal 3-Shri Sunder Yadav 4-Shri Surendra Yadav 5-Shri Dulari Yadav All S/o. Lt. Shri Bisoha 6- Parbad Yadav W/o. Lt. Bishoha Yadav All R/o. Vill- Guma Vikaskhand - Dharsiva Raipur C.G by means of a registered Sale Deed Dt. 07/10/2009 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 45285 serial No- 3460 for a valuable consideration of Rs. 4,05,000/- & before that the said property was recorded in the name of said Khilawan Yadav & others since from year 2005-06 & onwards in the records of revenue.

16. Sale Deed (Kh No.- 394/6 Area 0.125 Hect.)

That property bearing Kh No.- 394/6 Area 0.125 Hect. was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from 1-Shri Jeev Rakhan Sahu S/o. Shri Bhau Ram Sahu 2-Shri Ramayan Sahu S/o. Shri Bhau Ram Sahu R/o. Vill- Guma Raipur C.G by means of a registered Sale Deed Dt. 24/05/2011 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 51017 serial No- 1078 for a valuable consideration of Rs. 1,88,000/- & before that the said

Page 26 of 36

For, Singhanian Buildcon Pvt. Ltd.

Director

SAURABH KUMAR DASS
ADVOCATE
RAIPUR (C.G.) Mob. : 98279-11809

SAURABH KUMAR DASS

ADVOCATE

Off-Resi :- 29/101, Indrawati Colony, Canal Linking Road, Durga Chowk, Rajatalab Raipur (Chhattisgarh)
Mob. No. 98279-11809, E-Mail- adv_saurabhdass@yahoo.in advocatesaurabhdass@gmail.com

property was recorded in the name of said Jeev Rakhan Sahu & others since from year 2005-06 & onwards in the records of revenue.

17. Sale Deed (Kh No.- 394/7 Area 0.126 Hect.)

That property bearing Kh No.- 394/7 Area 0.126 Hect. was purchased by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian E/o. Amanaka G.E. Road Raipur C.G from Shri Anuj Agrawal S/o. Shri P.M. Ji Agrawal R/o. Samta Colony Raipur C.G by means of a registered Sale Deed Dt. 23/04/2008 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 40253 serial No- 536 for a valuable consideration of Rs. 1,14,000/- & before that the said property Kh No.- 394/7 Area 0.126 Hect. was purchased by said Shri Anuj Agrawal S/o. Shri P.M. Ji Agrawal from Jivrakhan, Ramayan & Birjha Bai S/W/o- Bhau & got mutated his name by vide mutation No 44 Dt-04/01/2007 in the records of revenue. & before that the said property Kh No-397/6 Area 0.251 Hect, was recorded in the name of said Jivrakhan, Ramayan & Birjha Bai since from year 2005-06 & onwards in the records of revenue.

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

As per diverted B1 record above said property diverted for residential/Commercial/& For Shops purpose in the name of **M/s Singhanian Buildcon Pvt.Ltd.**

(B) PERMISSIONS & APPROVALS:-

In order to develop the aforesaid property/colony/project **M/s Singhanian Buildcon Pvt.Ltd** being colonizer/builder/developer of the said colony/project have obtained all the required permission and approvals from various authorities details given as under:

i) Colonizer Registration Certificate:-

That in order to develop/construct the said residential colony/project/building, Municipal Corporation, Raipur CG has issued Coloniser Registration Certificate in the name of **M/s. Singhanian Buildcon Pvt. Ltd.** in Prarop-II, Rule-3(4) bearing Dt-16/11/2010 No-04 A/89 (A) Year 2010-11.(BANA)

That in order to develop/construct the said residential colony/project/building, Municipal Corporation, Raipur CG has issued Coloniser Registration Certificate in the name of **M/s. Singhanian Buildcon Pvt. Ltd.** in Prarop-II, Rule-3(4) bearing Dt-16/11/2010 No-43 A/89 (A) Year 2010-11.Dt-20/05/2010(BANA)

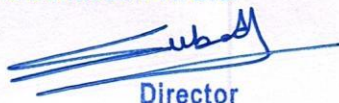
ii) Diversion Order u/s 172(1) read with section 59(2) of MPLR Code 1959 :-


That **M/s. Singhanian Buildcon Pvt. Ltd.** has/have got diverted said land bearing khasra No. 188/1, 188/2, 189/1, 189/2, 189/3, 189/4, 189/5, 191, 192, 193, 194/1-2, 196/1, 198/1-2, 199, 200/2, 200/3, 259/8, 259/9, 261/2-8-9-10, 263/23 Area 5,07,422 Sq.Ft., situated at Village-Guma Raipur P.H.No- 102/32 Tehsil- Distt- RAIPUR C.G. for the residential & Commercial & Suvidhajanak Shops development of the colony over the **order of Additional Collector (Diversion) Raipur** by vide its order no **751/A-2Year 2014-15** dated **09/10/2015** vide its order no **4877A-2/Year 2014-15**

That **M/s. Singhanian Buildcon Pvt. Ltd.** has/have got diverted said land bearing khasra No. 363/1, 363/2, 364/5-6, 365/2, 388, 389, 390, 391/1-2, 392/2-3-4-5, 393, 394/1-2-3-4-6-7 Area 4,41,698 Sq.Ft. situated at Village- Bana Raipur P.H.No- 102/31 Tehsil- Distt- RAIPUR C.G. for the residential & Commercial & Suvidhajanak Shops development of the colony over the **order of Additional Collector (Diversion) Raipur** by vide its order no-**752/A-2Year 2014-15** dated **30/09/2015** vide its order no **4878/A-2/Year 2014-15**

Page 27 of 36

For, Singhanian Buildcon Pvt. Ltd.


Director


SAURABH KUMAR DASS
ADVOCATE
RAIPUR (C.G.) Mob. : 98279-11809

SAURABH KUMAR DASS

ADVOCATE

Off-Resi :- 29/101, Indrawati Colony, Canal Linking Road, Durga Chowk, Rajatalab Raipur (Chhattisgarh)
Mob. No. 98279-11809, E-Mail- adv_saurabhdass@yahoo.in advocatesaurabhdass@gmail.com

That M/s. Singhaniya Buildcon Pvt. Ltd. has/have got diverted said land bearing khasra No. 364/4, 386, 389, 394/7, 394/5, 397/38 Area 1,46,825 Sq.Ft. situated at Village- Bana Raipur P.H.No- 31 Tehsil- Distt- RAIPUR C.G. for the residential & Commercial & Suvidhajanak Shops development of the colony over the order of Additional Collector (Diversión) Raipur by vide its order no-938/A-2Year 2010-11 dated 25/04/2011 vide its order no 263A-2/Year 2010-11

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

That thereafter said M/s. Singhaniya Buildcon Pvt. Ltd. has obtained Residential development permission from the Town & Country Planning Office Raipur CG vide its No-11563 NGR/PL- 234/10/2015 Dt- 03/08/2015. (Vill- GUMA & BANA) to develop said colony over the Land situated at Village GUMA bearing Kh No.- 187 Area 0.206 Hect. Kh No.- 188/1 Area 0.275 Hect. Kh No.- 188/2 Area 0.130 Hect. Kh No.- 189/1 Area 0.091 Hect. Kh No.- 189/2 Area 0.360 Hect. Kh No.- 189/3 Area 0.091 Hect. Kh No.- 189/4 Area 0.089 Hect. Kh No.- 189/5 Area 0.089 Hect. Kh No.- 190 Area 0.243 Hect. Kh No.- 191 Area 0.534 Hect. Kh No.- 192 Area 0.320 Hect. Kh No.- 193 Area 0.486 Hect. Kh No.- 194/1 Area 0.223 Hect. Kh No.- 194/2 Area 0.283 Hect. Kh No.- 196/1 Area 0.170 Hect. Kh No.- 196/2 Area 0.359 Hect. Kh No.- 197/2 Area 0.276 Hect. Kh No.- 198/1 Area 0.101 Hect. Kh No.- 198/2 Area 0.089 Hect. Kh No.- 199 Area 0.239 Hect. Kh No.- 200/2 Area 0.101 Hect. Kh No.- 200/3 Area 0.101 Hect. Kh No.- 259/1 Area 0.292 Hect. Kh No.- 259/5 Area 0.080 Hect. Kh No.- 259/6 Area 0.202 Hect. Kh No.- 259/7 Area 0.097 Hect. Kh No.- 259/8 Area 0.057 Hect. Kh No.- 257/9 Area 0.077 Hect. Kh No.- 261/2 Area 0.008 Hect. Kh No.- 261/4 Area 0.281 Hect. Kh No.- 261/5 Area 0.134 Hect. Kh No.- 261/6 Area 0.134 Hect. Kh No.- 261/7 Area 0.134 Hect. Kh No.- 261/8 Area 0.596 Hect. Kh No.- 261/9 Area 0.877 Hect. Kh No.- 261/10 Area 0.580 Hect. Kh No.- 262/2 Area 0.227 Hect. Kh No.- 263/23 Area 0.343 Hect. Kh No.- 263/24 Area 0.202 Hect. Kh No.- 263/25 Area 0.042 Hect. Kh No.- 263/26 Area 0.030 Hect. Total Area 9.249 Hect. Village - Bana Kh No.- 363/1 Area 0.089 Hect. Kh No.- 363/2 Area 0.307 Hect. Kh No.- 364/4 Area 0.154 Hect. Kh No.- 364/5 Area 0.182 Hect. Kh No.- 364/6 Area 0.136 Hect. Kh No.- 365/2 Area 0.218 Hect. Kh No.- 386 Area 0.287 Hect. Kh No.- 387 Area 0.182 Hect. Kh No.- 364/6 Area 0.136 Hect. Kh No.- 365/2 Area 0.218 Hect. Kh No.- 386 Area 0.287 Hect. Kh No.- 387 Area 0.263 Hect. Kh No.- 388 Area 0.105 Hect. Kh No.- 389 Area 0.125 Hect. Kh No.- 390 Area 0.089 Hect. Kh No.- 391/1 Area 0.247 Hect. Kh No.- 391/2 Area 0.085 Hect. Kh No.- 392/2 Area 0.215 Hect. Kh No.- 392/3 Area 0.295 Hect. Kh No.- 392/4 Area 0.157 Hect. Kh No.- 392/5 Area 0.214 Hect. Kh No.- 393 Area 0.429 Hect. Kh No.- 394/1 Area 0.247 Hect. Kh No.- 394/2 Area 0.437 Hect. Kh No.- 394/3 Area 0.239 Hect. Kh No.- 394/4 Area 0.162 Hect. Kh No.- 394/5 Area 0.405 Hect. Kh No.- 394/6 Area 0.125 Hect. Kh No.- 394/7 Area 0.126 Hect. Kh No.- 397/386 Area 0.077 Hect. Total Area 5.415 Hect. situated at Village- Guma & Bana Within Raipur P.H.No-32 Tehsil- Distt- RAIPUR C.G

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

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

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

Details of Mortgage Plots :-


That M/s. Singhania Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhania had obtained Memo regarding Mortgage of Plots , Dt-04/11/2015 No-360 (1)(BANA) issued by SDO.

Vill- Bana

SR.	DISCRIPTION	AREA SQ.MTR.
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For, Singhania Buildcon Pvt. Ltd.


Director


SAURABH KUMAR DASS
ADVOCATE
RAIPUR (C.G.) Mob. : 98279-11809

SAURABH KUMAR DASS

ADVOCATE

Off-Resi :- 29/101, Indrawati Colony, Canal Linking Road, Durga Chowk, Rajatalab Raipur (Chhattisgarh)
Mob. No. 98279-11809, E-Mail- adv_saurabhdass@yahoo.in advocatesaurabhdass@gmail.com

1	School Area	506.67
2	Apartment Area Block-B	2452.80
3	Plot No.- 95	481.774
4	Plot No.- 96	196.43
5	Plot No.- 97	111.31
6	Plot No.- 127	111.31
7	Plot No.- 128	140.75
8	Plot No.- 129	206.23
9	Plot No.- 130	111.31
10	Plot No.- 146	152.71
11	Plot No.- 147	170.65
12	Plot No.- 160	125.83
13	Plot No.- 161	299.804
14	Plot No.- 162	142.29
15	Plot No.- 305	92.88
16	Plot No.- 306	92.88
17	Plot No.- 307	182.95
18	Plot No.- 308	124.18
19	Plot No.- 345	374.439
20	Plot No.- 346	141.94
21	Plot No.- 343	92.88
22	Plot No.- 344	92.88
23	Plot No.- 390	105.31
24	Plot No.- 391	113.72
25	Plot No.- 444	111.86
26	Plot No.- 345	118.13
27	Plot No.- 468	80.65
28	Plot No.- 469	78.18
29	Plot No.- 498	68.96
30	Plot No.- 499	61.39
31	Plot No.- 533	41.76
32	Plot No.- 534	45.38
33	Plot No.- 535	79.53
34	Total Plots - 31	Total Area 7309.76


That M/s. Singhania Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhania had obtained Memo regarding Mortgage of Plots , Dt-04/11/2015 No-361(GUMA) issued by SDO (GUMA)

Vill- Guma

SR.	DISCRIPTION	AREA SQ.MTR
1	School Area	1838.02
2	Kanuty Area	3864.61
3	Plot No.- 82	187.09
4	Plot No.- 110	134.26
5	Plot No.- 111	142.78
6	Plot No.- 176	198.06

For, Singhania Buildcon Pvt. Ltd.


Director


SAURABH KUMAR DASS
ADVOCATE
RAIPUR (C.G.) Mob. : 98279-11809

SAURABH KUMAR DASS

ADVOCATE

Off-Resi :- 29/101, Indrawati Colony, Canal Linking Road, Durga Chowk, Rajatalab Raipur (Chhattisgarh)
Mob. No. 98279-11809, E-Mail- adv_saurabhdass@yahoo.in advocatesaurabhdass@gmail.com

7	Plot No.- 361	96.08
8	Plot No.- 362	55.69
9	Plot No.- 363	55.63
10	Plot No.- 419	55.69
11	Plot No.- 420	203.47
12	Plot No.- 421	202.34
13	Plot No.- 422	55.69
14	Plot No.- 434	135.01
	Plots- 12	7224.48 Sq.mtr.

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

Not Produced N.A

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

Not Produced N.A

Obtain from the builder :-

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

Not Produced N.A

Obtain from the builder.

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

Not Applicable

(C) CONCLUSION :-

Accordingly chain of title is complete and legally passed from person to person and accordingly thereby said **M/s. Singhania Buildcon Pvt. Ltd.** derived legal, valid marketable title over the said land/Plot/Flat and he is able to create equitable mortgage of the said Land / Plot in favour of Bank by deposit of Original registered Sale-deed of the aforesaid property.

CERTIFICATE OF TITLE

I **Saurabh Kumar Dass**, 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

Page 30 of 36

For, Singhania Buildcon Pvt. Ltd.


Director


SAURABH KUMAR DASS
ADVOCATE
RAIPUR (C.G.) Mob. : 98279-11809

SAURABH KUMAR DASS

ADVOCATE

Off-Resi :- 29/101, Indrawati Colony, Canal Linking Road, Durga Chowk, Rajatalab Raipur (Chhattisgarh)
Mob. No. 98279-11809, E-Mail- adv_saurabhdass@yahoo.in advocatesaurabhdass@gmail.com

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 except one in favour of Bank of Baroda Bank, 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.

NOTE- Khasra mentioned in below exclude to sale/mortgage to individual Borrower/Purchaser given below-

The Below mentioned sale deeds & khasra area already mortgage with Bank of Baroda Bank

Sale Deed (Kh No.- 259/1 Area 0.292 Hect.), Sale Deed (Kh No.- 259/2 Area 0.713 Hect.)
Sale Deed (Kh No.- 259/5 Area 0.222 Hect. & Kh No.- 259/6 Area 0.202 Hect.) Sale Deed (Kh No.- 386 Area 0.287 Hect. & Kh No.- 397/386 Area 0.077 Hect.) Sale Deed (Kh No.- 387 Area 0.263 Hect.) Sale Deed (Kh No.- 394/5 Area 0.405 Hect.) Sale Deed (Kh No.- 394/7 Area 0.126 Hect.)

MINOR INTREST

(Kh No.- 200/2 Area 0.101 Hect.) AND (Kh No.- 394/4 Area 0.162 Hect.) Involves a MINOR intrest

☐ NOTE-The said khasras shall be exclude for funding to individual borrower & shall be ascertain the plots which are comprised in said khasras with enginers & values & also obtain a declaration in this regard.

Raipur C.G
Dt-28/05/2018

SAURABH KUMAR DASS
ADVOCATE
RAIPUR (C.G.) Mob. : 98279-11809

Enclosed:

Search Receipt No. 3637 & 3678 dated 18/05/2018 of Rs. 130/- for the year 2004-05 to 2015-16

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

For, Singhania Buildcon Pvt. Ltd.

Director

SAURABH KUMAR DASS
ADVOCATE
RAIPUR (C.G.) Mob. : 98279-11809

SAURABH KUMAR DASS

ADVOCATE

Off-Resi :- 29/101, Indrawati Colony, Canal Linking Road, Durga Chowk, Rajatalab Raipur (Chhattisgarh)
Mob. No. 98279-11809, E-Mail- adv_saurabhdass@yahoo.in advocatesaurabhdass@gmail.com

1. Copy of Sale Deed Dt. 24/06/2008 executed by Shri Nohar Sahu S/o. Lt. Shri Sita Ram Sahu in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 1667.
2. Copy of Sale Deed Dt. 01/02/2014 executed by Kuber Ispat & Developers Pvt. Ltd. in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 7382.
3. Copy of Sale Deed Dt. 19/09/2011 executed by M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian in favor of Vasundhara Bayo Electricity Pvt. Ltd. Through its Director Shri Sohan Lal Singhanian bearing Doc No- 3608.
4. Copy of Sale Deed Dt. 29/05/2014 executed by Shri Itwari Ram Yadu S/o. Lt. Ram Ratan Yadu in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 1306.
5. Copy of Sale Deed Dt. 31/01/2011 executed by Shri Chadu Ram Yadav S/o. Shri Ram Bharosa in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 4517.
6. Copy of Sale Deed Dt. 02/09/2011 executed by Shri Ram Yadu S/o. Lt. Shri Beni Ram Yadu in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 2747-.
7. Copy of Sale Deed Dt. 31/01/2011 executed by 1-Shri Pankaj Yadu 2- Shri Dilip Yadu 3-Shri Rishi Yadu 4-Smt. Kusum Yadu 5-Smt. Sakun Yadu 6-Smt. Gangeshwari Sahu 7-Smt. Keja Bai Yadu W/o. All S/o. & D/o. Lt. Hori Lal Yadu 8-Shri Gopi Yadu 9-Lalita Yadu S/o. Lt. Shri Raj Kumar Yadu 10-Smt. Anusuiya Yadu W/o. Lt. Shri Raj Kumar Yadu in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 4516.
8. Copy of Sale Deed Dt. 16/05/2014 executed by Shri Sanjeev Pandit S/o. Shri Baidhnath in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 788.
9. Copy of Sale Deed Dt. 16/05/2014 executed by Minot Suraj Minor Durga All S/o. & D/o. Lt. Santosh in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 778.
10. Copy of Sale Deed Dt. 07/04/2014 executed by Shri Tirith Ram S/o. Shri Tulsi Ram in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 805-G.
11. Copy of Transfer Deed Dt. 01/02/2014 executed by Kuber Ispat & Developers Pvt. Ltd. in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 7880.
12. Copy of Sale Deed Dt. 17/01/2013 executed by Shri Suraj Kumar S/o. Shri Gend Lal in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 4101.
13. Copy of Sale Deed Dt. 21/12/2010 executed by 1-Shri Arun Kumar Sharma 2-Shri Hare Murari Sharma 3-Shri Rakesh Sharma 4- Smt. Manju Sharma 6-Smt. Meera Sharma 7- Smt. Gayatri Sharma All S/o. & D/o. Lt. Lala Prasad Sharma 7-Smt. Kalyani Sharma in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 4067. (Mortgage with BOB Bank)
14. Copy of Sale Deed Dt. 20/12/2010 executed by Shri Bisoha Prasad Pandey S/o. Shri Hari Ram Pandey in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 4068.(Mortgage with BOB)

For, Singhanian Buildcon Pvt. Ltd.

Director

SAURABH KUMAR DASS
ADVOCATE
RAIPUR (C.G.) Mob.: 98279-11809

SAURABH KUMAR DASS


ADVOCATE

Off-Resi :- 29/101, Indrawati Colony, Canal Linking Road, Durga Chowk, Rajatalab Raipur (Chhattisgarh)
Mob. No. 98279-11809, E-Mail- adv_saurabhdass@yahoo.in advocatesaurabhdass@gmail.com

15. Copy of Transfer Deed Dt. 12/12/2014 executed by Shri Bisoha Pandey S/o. Shri Hari Ram Pandey in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 6756.
16. Copy of Sale Deed Dt. 23/04/2008 executed by Shri Balram Pandey S/o. Shri Shy Ratan Pandey in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 537. (Mortgage with BOB)
17. Copy of Sale Deed Dt-11/09/2011 executed by M/s Vasundhara Electricity Pvt.Ltd in favour of M/s. Singhanian Buildcon Pvt. Ltd. Doc No-3069.
18. Copy of Sale Deed Dt. 31/03/2015 executed by Shri Sanjivan Lal S/o. Shri Dau Lal in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 11287.
19. Copy of Sale Deed Dt. 31/05/2014 executed by Shri Shyam Lal Singhanian and others in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 1473.
20. Copy of Sale Deed Dt. 31/05/2014 executed by Shri Shyam Lal Singhanian and others in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 1472.
21. Copy of Sale Deed Dt. 04/06/2014 executed by Shri Notam Lal Sahu and others in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 1699.
22. Copy of Sale Deed Dt. 11/09/2011 executed by Shri Shyam Lal Singhanian in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 1700.
23. Copy of Transfer Deed Dt. 22/08/2014 executed by Shri Vishnu Agrawal S/o. Shri Bhagwan Das Agrawal in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 3065.
24. Copy of Sale Deed Dt. 24/06/2008 executed by Shri Girdhri Sahu S/o. Lt. Shri Samaru Sahu in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 2409.
25. Copy of Sale Deed Dt. 23/04/2008 executed by Shri Manharan Sahu S/o. Lt. Shri Samaru Sahu in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 538. (Mortgage with BOB Bank)
26. Copy of Sale Deed Dt. 24/06/2008 executed by 1-Shri Bhaklu Sahu 2-Shri Ram Nath Sahu 3-Shri Churamani Sahu All S/o. Lt. Shri Dularu Sahu 4-DHela Bai W/o. Dularu Sahu in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 2408. (Mortgage with BOB Bank)
27. Copy of Sale Deed Dt. 31/03/2013 executed by Shri Tulsi Ram Nishad S/o. Shri Pahruram Nishad in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 8349.
28. Copy of Sale Deed Dt. 16/05/2014 executed by Shri Amar Singh Sahu S/o. Lt. Shri Jhumuk Sahu in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 776.
29. Copy of Sale Deed Dt. 27/03/2014 executed by 1-Smt. Duleshwari 2-Smt. Geeta D/o. Lt. Shri Panch Ram Nishad 3-Smt. Juga W/o. Lt. Shri Panch Ram in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 1121.
30. Copy of Sale Deed Dt. 16/05/2014 executed by Shri Kishnu Sahu and others in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 777.
31. Copy of Sale Deed Dt. 10/06/2014 executed by Shri Narendra Sahu S/o. Lt. Chaitu Ram Sahu in favor of M/s. Singhanian Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhanian bearing Doc No- 1989.

For, Singhanian Buildcon Pvt. Ltd.


Director


SAURABH KUMAR DASS
ADVOCATE
RAIPUR (C.G.) Mob. : 98279-11809

SAURABH KUMAR DASS

ADVOCATE

Off-Resi :- 29/101, Indrawati Colony, Canal Linking Road, Durga Chowk, Rajatalab Raipur (Chhattisgarh)
Mob. No. 98279-11809, E-Mail- adv_saurabhdass@yahoo.in advocatesaurabhdass@gmail.com

32. Copy of Sale Deed Dt. 19/05/2014 executed by 1- Shri Bhagwat Yadav 2-Shri Mahaveer Yadav in favor of M/s. Singhania Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhania bearing Doc No- 2119
33. Copy of Sale Deed Dt. 08/11/2012 executed by Shri Ishwari Prasad S/o. Shri Tulsi Ram in favor of M/s. Singhania Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhania bearing Doc No- 2429.
34. Copy of Sale Deed Dt. 16/05/2014 executed by Minor Khileshwar Sahu S/o. Lt. Jodhram Sahu in favor of M/s. Singhania Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhania bearing Doc No- 775.
35. Copy of Sale Deed Dt. 07/10/2009 executed by 1- Shri Khilawan Yadav 2-Shri Khela Lal 3-Shri Sunder Yadav 4-Shri Surendra Yadav 5-Shri Dulari Yadav All S/o. Lt. Shri Bisoha 6- Parbad Yadav in favor of M/s. Singhania Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhania bearing Doc No- 3460.
36. Copy of Sale Deed Dt. 24/05/2011 executed by 1-Shri Jeev Rakhan Sahu S/o. Shri Bhau Ram Sahu 2-Shri Ramayan Sahu S/o. Shri Bhau Ram Sahu in favor of M/s. Singhania Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhania bearing Doc No- 1078.
37. Copy of Sale Deed Dt. 23/04/2008 executed by Shri Anuj Agrawal S/o. Shri P.M. Ji Agrawal in favor of M/s. Singhania Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhania bearing Doc No- 536.
38. Copy of Order of collector vide Revenue Case no-191,192,194 /A-21,Year 2005-06 Dt 05/09/2006
39. Copy of Development permission {Permission given by Joint Director Town and Country Planning Office Raipur C.G.No-11563 NGR/PL- 234/10/2015 Dt- 03/08/2015. (GUMA & BANA)
40. Copy of Colony Development Permission in Praroop-V,Rule-12,under C.G.Nagar palika (Colonizer(Nirbandhan) & conditions,Rule 1999 ,No- 01/A/89-2015- 2016 Dt- 04/11/2015 issued by SDO Revenue Raipur.(GUMA)
41. Copy of memo from SDO regarding mortgage of plots Dt-04/11/2015 No-361(GUMA)
42. Copy of Diversion Notice Dt-09/10/2015.(GUMA)
43. Original latest B-1 Diverted in the name of M/s. Singhaniya Buildcon Pvt. Ltd of all khasra situated at village GUMA & BANA
44. Copy of acknowledgment of letter regarding deposit of title deeds of M/s. Singhaniya Buildcon Pvt. Ltd in PNB Bank
45. Copy of Sanction letter from Bank of Baroda Bank
46. Copy of LOD from bank of Baroda
47. Copy of Colonizer registration certificate Dt-16/11/2010 No-04 A/89 (A) Year 2010-11.(BANA)
48. Copy of Colony Development Permission in Praroop-V,Rule-12,under C.G.Nagar palika (Colonizer(Nirbandhan) & conditions,Rule 1999 ,No- 02/A/89-2015- 2016 Dt- 04/11/2015 issued by SDO Revenue Raipur.(BANA)
49. Copy of memo from SDO regarding mortgage of plots Dt-04/11/2015 No-360(BANA)
50. Copy of Diversion Notice Dt-30/09/2015.(BANA)
51. Copy of B-1 Diverted (BANA) Dt-08/10/2015.
52. Copy of MOA & AOA & Certificate of Incorporation of M/s. Singhaniya Buildcon Pvt. Ltd.
53. Board resolution of M/s. Singhaniya Buildcon Pvt. Ltd.
54. ROC search Report of CA.

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

- (i) Original Agreement to Sale executed by M/s. Singhaniya Buildcon Pvt. Ltd. in favour of borrower in respect of respective Flat. (Also mentioned the boundaries of flats)

For, Singhania Buildcon Pvt. Ltd.

Director

SAURABH KUMAR DASS
ADVOCATE
RAIPUR (C.G.) Mob. : 98279-11809

SAURABH KUMAR DASS

ADVOCATE

Off-Resi :- 29/101, Indrawati Colony, Canal Linking Road, Durga Chowk, Rajatalab Raipur (Chhattisgarh)
Mob. No. 98279-11809, E-Mail- adv_saurabhdass@yahoo.in advocatesaurabhdass@gmail.com

- (ii) Original NOC to mortgage from M/s. Singhaniya Buildcon Pvt. Ltd
- (iii) Original NOC to mortgage from BOB Bank.
- (iv) Own Contribution Receipt.

B. Document required to be collected at the time of handling over the pay-order –

- (i) Original Sale Deed executed by M/s. Singhaniya Buildcon Pvt. Ltd. in favour of borrower in respect of respective Flat and should be match with detail of Agreement to Sale.
- (ii) Original Registration Receipt


C. POST DISBURSEMENT DOCUMENT –

- 1. Mutation Paper (Municipal Tax Receipt in the name of Borrower) after Execution of Sale Deed.

Place : Raipur C.G
Date :- 28/05/2018

For, Singhania Buildcon Pvt. Ltd.


Director


SAURABH KUMAR DASS
ADVOCATE
RAIPUR (C.G.) Mob. : 98279-11809

SAURABH KUMAR DASS

ADVOCATE

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LEGAL OPINION

That on the basis of aforesaid search carried out in the available Index-II & 13 years revenue record i.e. P-II and after investigation of chain of title I found that it has legally passed from person to person and scrutiny of the documents related to said property produced before me I am of the opinion:-

That the chain of title is complete and legally transferred from person to person and finally said **M/s. Singhania Buildcon Pvt. Ltd.** derived valid, clear, legal & marketable title over the aforesaid property as mentioned in the schedule-I.

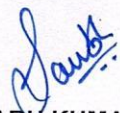
Place: Raipur C.G

Date: 28/05/2018

For, Singhania Buildcon Pvt. Ltd.



Director


SAURABH KUMAR DASS
ADVOCATE