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TITLE SEARCH REPORT & LEGAL SCRUTINY REPORT

To,

The Chief Executive Officer
RERA Chhattisgarh,
Raipur (C.G.)

Sub:- Title Search Report & Legal Scrutiny Report with respect of Residential/Cum-Commercial Property bearing Khasra No. 39/1, 39/2, 39/3, 40, 41, 48/1, 49/2, 49/3, 49/1, 50, 48/2, 49/4, 51/1, 51/2, 52, 42, 46, 47, 44/1, 44/2, 44/3, 45, 34/6, 36/1, 36/2, 37/1, 37/2, 38, 43, 30, 31, 32/3, 32/4, 32/1, 32/2, 34/1, 34/2, 34/3, 34/4, 34/5, 55, 57/3, 58/3, 62/4, 53 & 54, Comprising Area 0.219, 0.547, 0.162, 0.372, 0.247, 1.122, 0.129, 0.129, 0.571, 0.882, 1.116, 0.135, 0.648, 0.324, 0.320, 0.777, 0.210, 0.405, 0.285, 0.454, 0.284, 0.522, 0.324, 0.048, 0.049, 0.338, 0.339, 0.227, 1.449, 1.084, 0.571, 0.235, 0.235, 0.231, 0.235, 0.112, 0.235, 0.219, 0.219, 0.295, 0.413, 0.105, 0.558, 0.753, 0.883, 0.494 Hect., respectively Total Area 16.70 Hect., (sale out total 362 Plots) Situated at Known as "HARSHIT I-CON CITY" Village Aurethi, P. H. No. 15/16, R.I.C. & Tahsil Simga, District Baloda Bazar-Bhatapara (C.G.) Owned by M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania R/o Amanaka, G. E. Road, Tahsil & District Raipur (C.G.)

Dear Sir,

As per your instruction, I **Ashutosh Mishra** Advocate have conducted the legal scrutiny of the aforesaid project and investigated the title M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania 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 2005-06 to 2017-18, Sub-Register office Simga, District Baloda Bazar-



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8/150

दस्तावेज वगैरह

मुकाम

(1) किस को दी गई	(2) 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	(3) तादाद फीस (अगर हो तो) दाखल शुदा	(4) रजिस्ट्री के ओहदेदार के छोटे दस्तखत
	<p>आशुतोष मिश्रा (अधि.) व. नं. 13 वर्ष 2005-06 से 2012-18 130/-</p>		

तारीख

124 MAY 2018

उच्च न्यायालय
सिमला

Bhatapara & Khasra Trace Record for last 13 years from Receipt No. 8/150, Dated 24.05.2018, with Revenue Departments to till date and submit my report as under:

**SCHEDULE-I
(Details of Developer and Landowners)**

1.	Name & Address of the Developer :	M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania R/o Amanaka, G. E. Road, Tahsil & District Raipur (C.G.)
2.	Name & Address of the Landowner (Present Owner of the immovable property) :	M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania R/o Amanaka, G. E. Road, Tahsil & District Raipur (C.G.)
3	Address of the Property under the project:	Situated at Known as "HARSHIT I-CON CITY" Village Aurethi, P. H. No. 15/16, R.I.C. & Tahsil Simga, District Baloda Bazar- Bhatapara (C.G.)

**SCHEDULE-II
(Details of Immovable Property)**

1	Plot No. / Land Revenue Survey Nos. Kh. No with its Area covered under Title scrutiny:	Residential/Cum-Commercial Property bearing Khasra No. 39/1, 39/2, 39/3, 40, 41, 48/1, 49/2, 49/3, 49/1, 50, 48/2, 49/4, 51/1, 51/2, 52, 42, 46, 47, 44/1, 44/2, 44/3, 45, 34/6, 36/1, 36/2, 37/1, 37/2, 38, 43, 30, 31, 32/3, 32/4, 32/1, 32/2, 34/1, 34/2, 34/3, 34/4, 34/5, 55, 57/3, 58/3, 62/4, 53 & 54, Comprising Area 0.219, 0.547, 0.162, 0.372, 0.247, 1.122, 0.129, 0.129, 0.571, 0.882, 1.116, 0.135, 0.648, 0.324, 0.320, 0.777, 0.210, 0.405, 0.285, 0.454, 0.284, 0.522, 0.324, 0.048, 0.049, 0.338, 0.339, 0.227, 1.449, 1.084, 0.571, 0.235, 0.235, 0.231, 0.235, 0.112, 0.235, 0.219, 0.219, 0.295, 0.413, 0.105, 0.558, 0.753, 0.883, 0.494 Hect., respectively, Total Area 16.70 Hect., (sale
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		out total 362 Plots)
2	Detailed Address of aforesaid Land/Plot: (village, Patwari Halka no., Block, Municipal Ward No., Tehsil, District, State, Pincode)	Situated at Known as "HARSHIT I-CON CITY" Village Aurethi, P. H. No. 15/16, R.I.C. & Tahsil Simga, District Baloda Bazar- Bhatapara (C.G.)
3	Boundaries :- <i>As Per Sale Deed</i> _as Per Para No. 23.	
4	Nature/Type of Land/Plot	Residential/Cum Commercial

❖ 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.		Copy of Sale Deed duly registered on 13.02.2012 executed by Shri Jagdish Prasad Agrawal in favour of M/s Singhania Buildcon Pvt. Ltd. Vide Document Sl. No. 1702.	
2.		Copy of Sale Deed duly registered on 12.09.2011 executed by Shri Hanuman Prasad Agrawal through its POA Holder Shri Ashok Kumar Agrawal in favour of M/s Singhania Buildcon Pvt. Ltd. Vide Document Sl. No. 1095.	
3.		Copy of Sale Deed duly registered on 12.09.2011, executed by Shri Sushil Kumar Agrawal through its POA Shri Ashok Kumar Agrawal in favour of M/s Singhania Buildcon Pvt. Ltd. Document Sl. No. 1098.	
4.		Copy of Sale Deed duly registered on 12.09.2011 executed by Shri Naresh Kumar Agrawal through its POA Shri Ashok Kumar Agrawal in favour M/s Singhania Buildcon Pvt. Ltd. Vide Document Sl. No. 1096.	
5.		Copy of Sale Deed duly registered on 12.09.2011 executed by Smt. Santosh Devi through its POA Shri Ashok Kumar Agrawal in favour M/s Singhania Buildcon Pvt. Ltd. Vide Document Sl. No. 1097.	
6.		Copy of Sale Deed duly registered on 13.02.2012 executed by Shri Jagdish Prasad Agrawal HUF Jagdish Prasad & Company in favour M/s Singhania Buildcon Pvt. Ltd. Vide Document Sl. No. 1703.	
7.		Copy of Sale Deed duly registered on 13.02.2012 executed by Smt. Manju Devi Agrawal through its POA Holder Shri Jagdish Prasad Agrawal in favour M/s Singhania Buildcon Pvt. Ltd. Vide Document Sl. No. 1697.	



8. Copy of Sale Deed duly registered on 13.02.2012 executed by Shri Sajjan Kumar Agrawal through its POA Holder Shri Jagdish Prasad Agrawal in favour M/s Singhania Buildcon Pvt. Ltd. Vide Document Sl. No. 1701.
9. Copy of Sale Deed duly registered on 13.02.2012 executed by Smt. Parwati Devi Agrawal through its POA Shri Jagdish Prasad Agrawal in favour of M/s Singhania Buildcon Pvt. Ltd. Vide Document Sl. No. 1698.
10. Copy of Sale Deed duly registered on 13.02.2012 executed by Shri Vinay Kumar Agrawal through its POA Shri Jagdish Prasad Agrawal in favour of M/s Singhania Buildcon Pvt. Ltd. Vide Document Sl. No. 1700.
11. Copy of Sale Deed duly registered on 13.02.2012 executed by Smt. Sangeeta Agrawal through its POA Shri Jagdish Prasad Agrawal in favour of M/s Singhania Buildcon Pvt. Ltd. Vide Document Sl. No. 1699.
12. Copy of Sale Deed duly registered on 12.09.2011 executed by Shri Ashok Kumar Agrawal & Shri Praveen Kumar Agrawal in favour of M/s Singhania Buildcon Pvt. Ltd. Vide Document Sl. No. 1099.
13. Copy of Sale Deed duly registered on 12.09.2011 executed by Shri Ashok Kumar Agrawal in favour of M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania. Vide Document Sl. No. 1100.
14. Copy of Previous Sale Deed duly registered on 16.10.1996 executed by Shri Narendra Goyal through its POA Holder Shri Jai Prakash Sharma in favour of Shri Vinay Kumar Agrawal. Vide Document Sl. No. 9198.
15. Copy of Previous Sale Deed duly registered on 01.10.1996 executed by Shri Yashbir Goyal through its POA Holder Shri Jai Prakash Sharma in favour of Smt. Parwati Devi Agrawal. Vide Document Sl. No. 8860
16. Copy of Previous Sale Deed duly registered on 09.10.1996 executed by Shri Yashbir Goyal through its POA Holder Shri Jai Prakash Sharma in favour of Shri Sajjan Kumar Agrawal. Vide Document Sl. No. 9017
17. Copy of Previous Sale Deed duly registered on 03.10.1996 executed by Shri Yashbir Goyal through its POA Holder Shri Jai Prakash Sharma in favour of Smt. Manju Devi Agrawal. Vide Document Sl. No. 8861
18. Copy of Previous Sale Deed duly registered on 09.10.1996 executed by Shri Yashbir Goyal through its POA Holder Shri Jai Prakash Sharma in favour of Shri Jagdish Kumar



Agrawal. Vide Document Sl. No. 9018

19. Copy of Previous Sale Deed duly registered on 03.10.1996 executed by Shri Yashbir Goyal through its POA Holder Shri Jai Prakash Sharma in favour of Shri Jagdish Kumar Agrawal. Vide Document Sl. No. 8862
20. Copy of Previous Sale Deed duly registered on 03.10.1996 executed by Shri Gyan Prakash Goyal through its POA Holder Shri Anil Kumar Sharma in favour of Smt. Sulochana Devi. Vide Document Sl. No. 8858
21. Copy of Land Diversion Certificate dated 19.10.2012 in the name of M/s Singhania Buildcon Pvt. Ltd.
22. Copy of Diverted B-1 in the name of M/s Singhania Buildcon Pvt. Ltd.
23. Copy of Permission for Colony Development Permission No. 14B/121/2012-13, Dated 20.11.2012.
24. Copy of Colonizer Registration Certificate Registration No. 60 B/121, Year 2010-11, Dated 26.04.2012.
25. Copy of Permission for land development with approved Lay-out Plan from Town & Country Planning, Vide Permission No. 4156/NGP/PL-06/12/2012, Dated 14.06.2012

❖ 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 Simga, District Baloda Bazar-Bhatapara (C.G.) 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?	No Other permission for sale is required other than RERA
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.	By way of Purchase
i.	In case of Purchase through Sale-deed:- Whether the Seller is /was competent to Sell?	Yes



ii.	How the Seller acquired the property?	Self-Acquired
iii.	Whether all the previous deeds & link documents till in the name of Present landowner is available? If not available then what is the effect?	Yes, all the previous deeds & link documents till in the name of Present landowner is available.
iv.	Whether Seller has transferred clear, legal, marketable & free from all encumbrances' title in favor of Present Land Owner?	Yes
4	Whether minor's interest is involved in the property? If yes precautions to be taken	N.A.
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?	No adverse entry found over the said property except the same is presently mortgaged with Punjab National Bank
6	Have you verified all the current & previous deeds, chain documents, revenue records, Khasra-Nakal/Khatoni & Rin-Pustika, at least for the 30 years period? (Pl mentioned specifically). Whether any defects found which affect the title of the present owners? Whether same is found correct and title from person to person have been legally transferred till present owners?	Yes, same is found correct and title from person to person has been legally transferred till present owners.
7	Whether you have verified the contents of the title-deeds? Whether any defect is found in the same?	No, defect 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	No
11	Whether property is mutated in the name of Present Land Owners /Transferor? & Where?	Yes, Present Owner is mutated in the Revenue Records.
11.1.	With Revenue Authority (mention the name of document by which it is ascertain)	Diverted B-1 & P-II
11.2.	With Municipal Corporation / DA / MPHB/Nazul	No
11.3.	Effect of Non Mutation	N.A.
12	What is the nature of title of the present owner i.e. tenancy right, full ownership, occupancy right, possessory right, minor's right or any other type or right clarify.	Full Ownership
13	Have the provisions of the Indian Registration Act and the Indian Stamps Act been complied with?	Yes



14	Whether chain of title is complete and ownership in the name of present land owner is legal, clear, marketable and free from all encumbrances?	Yes, title is complete ownership in the name of Company, Encumbrance found as the same property is already mortgage with Punjab National Bank.
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.	N.A.
16	Whether up-to-date Diversion Rent/tax, property tax, lease rent receipt and other govt. taxes are paid?	Yes
17	Whether land revenue survey nos. as mentioned in the Colony Development Permission are in concurrence with TCP approval letter & layout and Diversion Order & Nazul NOC/other permission?	Yes
18	Whether Mortgagor have valid & legal right to mortgage the said property with the Bank ?	Yes
19	Whether Bank can enforce the Mortgage against the lease-hold Mortgaged Property in case of Default.?	Property is freehold & mortgage can be enforced
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 & required necessary permission Approval duly obtained
22	Whether property belongs to HUF? If yes then whether major co-parceners have no objections/join in execution, minor's share if any, rights of female members etc.	No
23	Brief history of the properties and how the present owner has derived the title. Is the chain of title for the last 13 years complete? If so, please mention the name of the vendor who was in possession of the land 13 years back and also the names of the subsequent person. Please trace out in brief the devolution of title during the last 13 years and its market ability or otherwise in a narrative form.	



While inspection, on the basis of documents produced by the party and peruse by me, I found that the subject Residential/Cum-Commercial Property bearing Khasra No. 39/1, 39/2, 39/3, 40, 41, 48/1, 49/2, 49/3, 49/1, 50, 48/2, 49/4, 51/1, 51/2, 52, 42, 46, 47, 44/1, 44/2, 44/3, 45, 34/6, 36/1, 36/2, 37/1, 37/2, 38, 43, 30, 31, 32/3, 32/4, 32/1, 32/2, 34/1, 34/2, 34/3, 34/4, 34/5, 55, 57/3, 58/3, 62/4, 53 & 54, Comprising Area 0.219, 0.547, 0.162, 0.372, 0.247, 1.122, 0.129, 0.129, 0.571, 0.882, 1.116, 0.135, 0.648, 0.324, 0.320, 0.777, 0.210, 0.405, 0.285, 0.454, 0.284, 0.522, 0.324, 0.048, 0.049, 0.338, 0.339, 0.227, 1.449, 1.084, 0.571, 0.235, 0.235, 0.231, 0.235, 0.112, 0.235, 0.219, 0.219, 0.295, 0.413, 0.105, 0.558, 0.753, 0.883, 0.494 Hect., respectively Total Area 16.70 Hect., Situated at Known as "HARSHIT I-CON CITY" Village Aurethi, P. H. No. 15/16, R.I.C. & Tahsil Simga, District Baloda Bazar- Bhatapara (C.G.)

Village- Aurethi

1. Previous History of Land bearing Khasra No. 39/1, 39/2, 39/3, 40 & 41, Total Area 1.547 Hect.

That the Land bearing Khasra No. 39/1, 39/2, 39/3, 40 & 41, Comprising Area 0.219, 0.547, 0.162, 0.372 & 0.247 Hect., respectively total area 1.547 Hect., Situated above was purchased by M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania from **seller** Shri Jagdish Prasad Agrawal S/o Late Murari Lal Agrawal. by Means of a Sale Deed duly registered in Book No. Ad-1, Volume No. 1658, at Pages 46 to 60, Document S1. No. 1702, Dated 13.02.2012 in the Office of Sub Registrar, Simga (C.G.) for valuable consideration of Rs. 10,00,000/- & by virtue of purchase said land is accordingly mutated in the name of M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania.

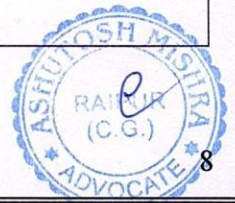
Prior to this transaction, Shri Jagdish Prasad Agrawal S/o Late Murari Lal Agrawal had purchased the same Land from **Seller** Shri Yashbir Goyal S/o Shri Ghanshyam Goyal through POA Holder Shri Jaiprakash Sharma S/o Shri Manohar Lal Sharma. by Means of a Sale Deed duly registered in Book No. Ad-1, Volume No. 20103, at Pages 91 to 94, Document S1. No. 8862, Dated 03.10.1996 in the Office of Sub Registrar Raipur (C.G.) for valuable consideration of Rs. 15,400/- & by virtue of purchase said land is accordingly mutated in the name of Shri Jagdish Prasad Agrawal S/o Late Murari Lal Agrawal.

Boundaries: - As Per Sale Deed

NORTH : Khasra No. 39

SOUTH : Purchaser Land

EAST : Jagdish Prasad (HUF) Khasra No.42



WEST : Nala

2. Previous History of Land bearing Khasra No. 48/1, 49/2, 49/8, Total Area 1.380 Hect.

That the Land bearing Khasra No. 48/1, 49/2, 49/8, Comprising Area 0.122, 0.129, 0.129 Hect., respectively total area 1.380 Hect., Situated above was **purchased** by M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania from **Seller** Shri Hanuman Prasad Agrawal S/o Late Kapoor Chand Agrawal through its POA Holder Shri Ashok Kumar Agrawal S/o Late Ramesh Kumar Agrawal. by Means of a Sale Deed duly registered in Book No. Ad-1, Volume No. 1620, at Pages 55 to 69, Document S1. No. 1095, Dated 12.09.2011 in the Office of Sub Registrar, Simga (C.G.) for valuable consideration of Rs. 26,71,000/- & by virtue of purchase said land is accordingly mutated in the name of M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania.

That the said Property was held & Mutated in the names of Shri Hanuman Prasad Agrawal S/o Late Kapoor Chand Agrawal since, before the period of search. Vide Rin Pustika No. P-1855340.

Boundaries: - As Per Kh. No. 48/1

NORTH : Khasra No. 45 & 46

SOUTH : Khasra No. 48/2

EAST : Road

WEST : Khasra No. 42

Boundaries: - As Per Kh. No. 49/2

NORTH : Khasra No. 39/2

SOUTH : Khasra No. 49/2

EAST : Khasra No. 49/1

WEST : Nala

Boundaries: - As Per KH. No. 49/3

NORTH : Khasra No. 49/2

SOUTH : Khasra No. 49/4

EAST : Khasra No. 49/1

WEST : Nala

3. Previous History of Land bearing Khasra No. 49/1 & 50, Total Area 1.453 Hect.

That the Land bearing Khasra No. 49/1 & 50, Comprising Area 0.571 & 0.882 Hect., respectively total area 1.453 Hect., Situated above was **purchased** by M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania from **seller** Shri Sushil Kumar Agrawal S/o Late Ramesh Kumar Agrawal through its POA Holder Shri Ashok Kumar Agrawal S/o Late Ramesh Kumar Agrawal. by Means of a Sale Deed duly registered in Book No. Ad-1, Volume No. 1621, at Pages 01 to 15, Document S1. No. 1098, Dated 12.09.2011 in the Office of Sub Registrar, Simga (C.G.) for valuable



consideration of Rs. 22,36,000/- & by virtue of purchase said land is accordingly mutated in the name of M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania.

That the said Property was held & Mutated in the names of Shri Shushil Kumar Agrawal S/o Late Ramesh Kumar Agrawal since, before the period of search. Vide Rin Pustika No. P-1546971.

Boundaries: - As Per Kh. No. 50

NORTH: Khasra No. 48/2

SOUTH : Khasra No. 51/1

EAST : Road

WEST : Khasra No. 53

Boundaries: - As Per Kh. No. 49/1

NORTH : Khasra No. 39/3

SOUTH: Khasra No. 53

EAST: Khasra No.48/2

WEST: Khasra No. 49/2-3-4

4. Previous History of Land bearing Khasra No. 48/2 & 49/4, Total Area 1.251 Hect.

That the Land bearing Khasra No. 48/2 & 49/4, **Comprising Area** 1.116 & 0.135 Hect., respectively total area 1.251 Hect., Situated above was **purchased** by M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania through POA Holder Shri Kishor Kumar Agrawal S/o Shri Natthu Lal Agrawal from **Seller** Shri Naresh Kumar Agrawal S/o Late Kapoor Chand Kumar Agrawal through its POA Holder Shri Ashok Kumar Agrawal S/o Late Ramesh Kumar Agrawal. by Means of a Sale Deed duly registered in Book No. Ad-1, Volume No. 1620, at Pages 70 to 84, Document S1. No. 1096, Dated 12.09.2011 in the Office of Sub Registrar, Simga (C.G.) for valuable consideration of Rs. 26,13,000/- & by virtue of purchase said land is accordingly mutated in the name of M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania. Vide Mutation No. 33.

That the said Property was held & Mutated in the names of Shri Naresh Kumar Agrawal S/o Late Kapoor Chand Kumar Agrawal since, before the period of search. Vide Rin Pustika No. P-1517714.

Boundaries: - As Per Kh. No. 48/2

NORTH: Khasra No. 48/1

SOUTH : Khasra No. 50

EAST : Road

WEST : Khasra No.49/1

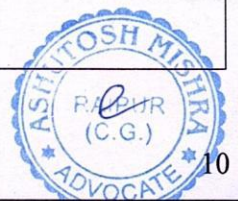
Boundaries: - As Per Kh. No. 49/4

NORTH : Khasra No. 49/3

SOUTH: Khasra No. 53

EAST: Khasra No.49/1

WEST: Road



5. Previous History of Land bearing Khasra No. 51/1, 51/2 & 52, Total Area 1.292

Hect.

That the Land bearing Khasra No. 51/1, 51/2 & 52, **Comprising** Area 0.648, 0.324 & 0.320 Hect., respectively total area 1.292 Hect., Situated above was **purchased** by M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania through POA Holder Shri Kishor Kumar Agrawal S/o Shri Natthu Lal Agrawal from **seller** Shri Santosh Devi Agrawal W/o Shri Naresh Kumar Agrawal through its POA Holder Shri Ashok Kumar Agrawal S/o Late Ramesh Kumar Agrawal. by Means of a Sale Deed duly registered in Book No. Ad-1, Volume No. 1620, at Pages 58 to 99, Document S1. No. 1097, Dated 12.09.2011 in the Office of Sub Registrar, Simga (C.G.) for valuable consideration of Rs. 23,49,000/- & by virtue of purchase said land is accordingly mutated in the name of M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania.

That the said Property was held & Mutated in the names of Shri Naresh Kumar Agrawal S/o Late Kapoor Chand Kumar Agrawal since, before the period of search. Vide Rin Pustika No. P-2398833

Boundaries: - As Per Kh. No. 51/1

NORTH : Khasra No. 50

SOUTH : Khasra No. 51/2

EAST : Road

WEST : Khasra No. 52

Boundaries: - As Per Kh. No. 51/2

NORTH : Khasra No. 51/1

SOUTH : Khasra No. 58/3

EAST : Road

WEST : Khasra No. 51/3

Boundaries: - As Per KH. No. 52

NORTH : Khasra No. 50 & 53

SOUTH : Khasra No. 51/3

EAST : Khasra No. 51/1 & 51/2

WEST : Khasra No. 53

6. Previous History of Land bearing Khasra No. 42, 46 & 47, Total Area 1.392 Hect.

That the Land bearing Khasra No. 42, 46 & 47, **Comprising** Area 0.777, 0.210 & 0.405 Hect., respectively total area 1.392 Hect., Situated above was **purchased** by M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania through POA Holder Shri Kishor Kumar Agrawal S/o Shri Natthu Lal Agrawal from **Seller** Shri Jagdish Prasad Agrawal S/o Late Murari Lal Agrawal HUF Jagdish Prasad & Company. by Means of a Sale Deed duly registered in Book No. Ad-1, Volume No. 1650, at Pages 61 to 75, Document S1. No. 1703, Dated 13.02.2012 in the Office of Sub Registrar Simga (C.G.) for valuable



consideration of Rs. 8,00,000/- & by virtue of purchase said land is accordingly mutated in the name of M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania.

Prior to this transaction, Shri Jagdish Prasad Agrawal S/o Late Murari Lal Agrawal HUF Jagdish Prasad & Company had purchased the same Land from **Seller** Shri Yashbir Goyal S/o Shri Ghanshyam Goyal through POA Holder Shri Jaiprakash Sharma S/o Shri Manohar Lal Sharma. by Means of a Sale Deed duly registered in Book No. Ad-1, Volume No. 20113, at Pages 16 to 19, Document S1. No. 9018, Dated 09.10.1996 in the Office of Sub Registrar Raipur (C.G.) for valuable consideration of Rs. 51,450/- & by virtue of purchase said land is accordingly mutated in the name of Shri Jagdish Prasad Agrawal S/o Late Murari Lal Agrawal.

Boundaries: - As Per Sale Deed

NORTH : Khasra No. 43, 35, 38

SOUTH : Purchaser Land

EAST : Khasra No. 44, 45 & Purchaser Land

WEST : Land of Jagdish Prasad & Khasra No. 41

7. Previous History of Land bearing Khasra No. 44/1, 44/2, 44/3, 45, Total Area 1.545

Hect.

That the Land bearing Part of Khasra No. 44/1, 44/2, 44/3, 45, Comprising Area 0.285, 0.454, 0.284 & 0.522 Hect., respectively, total area 1.545 Hect. Situated above was **purchased** by M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania from **seller** Smt. Manju Devi Agrawal W/o Shri Sajjan Kumar Agrawal through its POA Shri Jagdish Prasad Agrawal S/o Late Murari Lal Agrawal. by Means of a Sale Deed duly registered in Book No. Ad-1, Volume No. 1649, at Pages 65 to 79, Document S1. No. 1697, Dated 13.02.2012 in the Office of Sub Registrar Simga (C.G.) for valuable consideration of Rs. 38,58,000/- by virtue of purchase said land is accordingly mutated in the name of M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania.

Prior to this transaction, Smt. Manju Devi Agrawal W/o Shri Sajjan Kumar Agrawal had purchased the same Land from **Seller** Shri Yashbir Goyal S/o Shri Ghanshyam Goyal through POA Holder Shri Jaiprakash Sharma S/o Shri Manohar Lal Sharma. by Means of a Sale Deed duly registered in Book No. Ad-1, Volume No. 2013, at Pages 87 to 90, Document S1. No. 8861, Dated 03.10.1996 in the Office of Sub Registrar, Raipur (C.G.) for valuable consideration of Rs. 57,150/- & by virtue of purchase said land is accordingly mutated in the name of Smt. Manju Devi Agrawal W/o Shri Sajjan Kumar Agrawal.



Boundaries: - As Per Sale Deed

NORTH : Khasra No. 43

SOUTH : Khasra No. 48/2

EAST : Road

WEST : Khasra No. 46 & 47

8. Previous History of Land bearing Khasra No. 34/6, 36/1, 36/2, 37/1, 37/2 & 38, Total Area 1.325 Hect.

That the Land bearing Khasra No. 34/6, 36/1, 36/2, 37/1, 37/2 & 38, **Comprising Area** 0.324, 0.048, 0.049, 0.338, 0.0339 & 0.227 Hect., respectively total area 1.325 Hect., Situated above was **purchased** by M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania from **seller** Shri Sajjan Kumar Agrawal S/o Late Murari Lal Agrawal through its POA Shri Jagdish Prasad Agrawal S/o Late Murari Lal Agrawal. by Means of a Sale Deed duly registered in Book No. Ad-1, Volume No. 1650, at Pages 31 to 45, Document S1. No. 1701, Dated 13.02.2012 in the Office of Sub Registrar Simga (C.G.) for valuable consideration of Rs. 15,00,000/- & by virtue of purchase said land is accordingly mutated in the name of M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania.

Prior to this transaction, Shri Sajjan Kumar Agrawal S/o Late Murari Lal Agrawal had purchased the same Land from **Seller** Shri Yashbir Goyal S/o Shri Ghanshyam Goyal through POA Holder Shri Jaiprakash Sharma S/o Shri Manohar Lal Sharma. by Means of a Sale Deed duly registered in Book No. Ad-1, Volume No. 20113, at Pages 12 to 15, Document S1. No. 9017, Dated 09.10.1996 in the Office of Sub Registrar Raipur (C.G.) for valuable consideration of Rs. 48,750/- & by virtue of purchase said land is accordingly mutated in the name of Shri Sajjan Kumar Agrawal S/o Late Murari Lal Agrawal.

Boundaries: - As Per Kh. No. 34/6 **Boundaries: - As Per Kh. No. 36/1-2, 37/1-2, 38**

NORTH: Khasra No. 34/5

NORTH : Khasra No. 35

SOUTH : Khasra No. 43

SOUTH: Khasra No. 39/1, 41 & 42

EAST : Road

EAST: Khasra No.35

WEST : Khasra No.34/1-2-3-4 & 32 **WEST:** Nala



9. Previous History of Land bearing Khasra No. 43, Total Area 1.449 Hect.

That the Land bearing Part of Khasra No. 43, Comprising Area 1.449 Hect. Situated above was **purchased** by M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania from **seller** Smt. Parvati Devi Agrawal W/o Shri Jagdish Prasad Agrawal through its POA Shri Jagdish Prasad Agrawal S/o Late Murari Lal Agrawal. by Means of a Sale Deed duly registered in Book No. Ad-1, Volume No. 1649, at Pages 80 to 94, Document S1. No. 1698, Dated 13.02.2012 in the Office of Sub Registrar, Simga (C.G.) for valuable consideration of Rs. 36,25,000/- & by virtue of purchase said land is accordingly mutated in the name of M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania.

Prior to this transaction, Smt. Parvati Devi Agrawal W/o Shri Jagdish Prasad Agrawal had purchased the same Land from **Seller** Shri Yashbir Goyal S/o Shri Ghanshyam Goyal through POA Holder Shri Jaiprakash Sharma S/o Shri Manohar Lal Sharma. by Means of a Sale Deed duly registered in Book No. Ad-1, Volume No. 20103, at Pages 82 to 86, Document S1. No. 8860, Dated 01.10.1996 in the Office of Sub Registrar Raipur (C.G.) for valuable consideration of Rs. 53,700/- & by virtue of purchase said land is accordingly mutated in the name of Smt. Parvati Devi Agrawal W/o Shri Jagdish Prasad Agrawal.

Boundaries: - As Per Sale Deed

NORTH : Khasra No. 34

SOUTH : Khasra No. 44 & 47

EAST : Road

WEST : Khasra No. 46 & 47

10. Previous History of Land bearing Khasra No. 30, 31, 32/3 & 32/4, Total Area 2.125 Hect.

That the Land bearing Khasra No. 30, 31, 32/3 & 32/4, Comprising Area 1.084, 0.571, 0.235 & 0.235 Hect., respectively, total area 2.125 Hect., Situated above was **purchased** by M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania from **seller** Shri Vinay Kumar Agrawal S/o Shri Jagdish Agrawal. by Means Prasad Agrawal through its POA Shri Jagdish Prasad Agrawal S/o Late Murari Lal of a Sale Deed duly registered in Book No. Ad-1, Volume No. 1650, at Pages 16 to 30, Document S1. No. 1700, Dated 13.02.2012 in the Office of Sub Registrar, Simga (C.G.) for valuable consideration of Rs. 15,00,000/- & by virtue of purchase said land is accordingly mutated in the name of M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania



Prior to this transaction, Shri Vinay Kumar Agrawal S/o Shri Jagdish Agrawal had purchased the same Land from **Seller** Shri Narendra Goyal S/o Shri Ghanshyam Goyal through POA Holder Shri Jaiprakash Sharma S/o Shri Manohar Lal Sharma. by Means of a Sale Deed duly registered in Book No. Ad-1, Volume No. 20177, at Pages 12 to 15, Document S1. No. 9198, Dated 16.10.1996 in the Office of Sub Registrar Raipur (C.G.) for valuable consideration of Rs. 78,750/- & by virtue of purchase said land is accordingly mutated in the name of Shri Vinay Kumar Agrawal S/o Shri Jagdish Agrawal.

Boundaries: - As Per Sale Deed

NORTH : Khasra No. 26, 27, 28 & 29

SOUTH : Khasra No. 32 & 34

EAST : Khasra No. 33/1

WEST : Others Land

11. Previous History of Land bearing Khasra No. 32/1, 32/2, 34/1, 34/2, 34/3, 34/4 & 34/5,

Total Area 1.546 Hect.

That the Agricultural Land bearing Part of Khasra No. 32/1, 32/2, 34/1, 34/2, 34/3, 34/4 & 34/5 **Comprising Area** 0.234, 0.235, 0.112, 0.235, 0.219, 0.219 & 0.295 Hect., respectively total area 1.546 Hect., Situated above was **purchased** by M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania from **Seller** Smt. Sangeeta Agrawal W/o Shri Yogesh Kumar Agrawal through its POA Shri Jagdish Prasad Agrawal S/o Late Murari Lal Agrawal. by Means of a Sale Deed duly registered in Book No. Ad-1, Volume No. 1650, at Pages 01 to 15, Document S1. No. 1699, Dated 13.02.2012 in the Office of Sub-Registrar, Simga (C.G.) for a valuable consideration of Rs 32,00,000/- & by virtue of purchase said land is accordingly mutated in the name of M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania

That the said Property was held & Mutated in the names of Shri Ashok Kumar Agrawal & Shri Praveen Kumar Agrawal both S/o Late Ramesh Kumar Agrawal since, before the period of search. Vide Rin Pustika No. P- 1546956

Boundaries: - As Per Sale Deed

NORTH : Part of Khasra No. 31, 33/1 & 32

SOUTH : Khasra No. 43

EAST : Road

WEST : Khasra No. 30, 31, & 35



12. Previous History of Land bearing Khasra No. 55, 57/3, 58/3 & 62/4, Total Area 1.829 Hect.

That the Land bearing Part of Khasra No. 55, 57/3, 58/3 & 62/4, Comprising Area 0.413, 0.105, 0.558 & 0.753 Hect., respectively, Total area 1.829 Hect. Situated above was **purchased** by M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania from **Seller** Shri Ashok Kumar Agrawal & Shri Praveen Kumar Agrawal both S/o Late Ramesh Kumar Agrawal by Means of a Sale Deed duly registered in Book No. Ad-1, Volume No. 1621, at Page to 30, Document S1. No. 1099, Dated 12.09.2011 in the Office of Sub-Registrar, Simga (C.G.) for a valuable consideration of Rs 17,55,000/- & by virtue of purchase said land is accordingly mutated in the name of M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania.

Prior to this transaction, Smt. Sulochna Devi W/o Shri Ramesh Kumar Agrawal had purchased the same Land from **Seller** Shri Gyan Prakash Goyal S/o Shri Kabil Das Goyal through POA Holder Anil Kumar Sharma S/o Shri Shri Chand Sharma. by Means of a Sale Deed duly registered in Book No. Ad-1, Volume No. 20103, at Pages 75 to 78, Document S1. No. 8858, Dated 03.10.1996 in the Office of Sub Registrar Raipur (C.G.) for valuable consideration of Rs. 66,000/- & by virtue of purchase said land is accordingly mutated in the name of Smt. Sulochna Devi W/o Shri Ramesh Kumar Agrawal.

That after sad demise of Smt. Sulochna Devi the said Property was inherited by Shri Ramesh Kumar Agrawal and their name has been mutated as Owner in Revenue Records.

That after sad demise of Shri Ramesh Kumar Agrawal the said Property was inherited by Shri Ashok Kumar Agrawal & Shri Praveen Kumar Agrawal both S/o Late Ramesh Kumar Agrawal.

Boundaries: - As Per Kh. No. 58/3

NORTH : Santoshi Devi & Khasra No. 51/3

SOUTH : Khasra No. 58/1

EAST : Road

WEST : Khasra No. 57/3

Boundaries: - As Per Kh. No. 57/3

NORTH : Khasra No. 51/3

SOUTH : Khasra No. 62/4

EAST : Khasra No. 58/3

WEST : Khasra No. 57/2

Boundaries: - As Per Kh. No. 55

NORTH : Khasra No. 54

SOUTH : Nala

EAST : Khasra No. 53

WEST : Nala

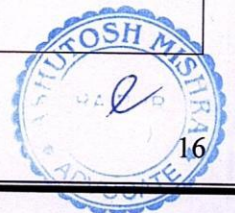
Boundaries: - As Per Kh. No. 62/4

NORTH : Khasra No. 57/1, 57/2, 57/3

SOUTH : Khasra No. 62/1

EAST : Khasra No. 58/1 & 58/2

WEST : Nala



13. Previous History of Land bearing Khasra No. 53 & 54, Total Area 1.327 Hect.

That the Land bearing Khasra No. 53 & 54, **Comprising Area 0.833 & 0.494 Hect.**, respectively total area 1.325 Hect., Situated above was **purchased** by M/s Singhanian Buildcon Pvt. Ltd. through its Director Shri Subodh Singhanian S/o Shri Shyam Lal Singhanian from **seller** Shri Ashok Kumar Agrawal S/o Late Ramesh Kumar Agrawal. by Means of a Sale Deed duly registered in Book No. Ad-1, Volume No. 1621, at Pages 31 to 45, Document S1. No. 1100, Dated 12.09.2011 in the Office of Sub Registrar, Simga (C.G.) for valuable consideration of Rs. 4,90,000/- & by virtue of purchase said land is accordingly mutated in the name of M/s Singhanian Buildcon Pvt. Ltd. through its Director Shri Subodh Singhanian S/o Shri Shyam Lal Singhanian. That the said Property was held & Mutated in the names of Shri Ashok Kumar Agrawal S/o Late Ramesh Kumar Agrawal since, before the period of search. Vide Rin Pustika No. P-1546962

Boundaries: - As Per Kh. No. 53

NORTH: Khasra No. 49/1

SOUTH : Khasra No. 52

EAST : Khasra No. 50

WEST : Khasra No. 54,

Detail of Land Diversion

That M/s Singhanian Buildcon Pvt. Ltd. has diverted said land for residential/cum-Educational use. Vide Diversion Certificate Revenue Case No. 02 A-2/Year 2012-13, Order Dated 19.10.2012.

Detail of Colony Development Permission

That M/s Singhanian Buildcon Pvt. Ltd. through its Director Shri Subodh Singhanian S/o Shri Shyam Lal Singhanian has applied for development permission for colony for residential/cum-commercial apartment from Municipal Corporation, Raipur (C.G) Vide Permission No. 14B/121/2012-13, Dated 20.11.2012

Colonizer license:-

That M/s Singhanian Buildcon Pvt. Ltd. through its Director Shri Subodh Singhanian S/o Shri Shyam Lal Singhanian had has applied & obtained the Colonizer's License from Municipal Corporation, Raipur (C.G.) (Registration of Colonizer, Restrictions & Condition Rules 1999), it's Registration No. 60 B/121, Year 2010-11, Dated 26.04.2012.

Details of Development Permission & Approved Lay-out Plan

That M/s Singhanian Buildcon Pvt. Ltd. through its Director Shri Subodh Singhanian S/o Shri Shyam Lal Singhanian Accordingly got the same Lay-out approved from Town & Country Planning Deptt., Raipur for land Area 21.198 Hect. Comprised in above Khasras, Vide Letter No. - 4156/ NGR/PL-06/12/2012, Dated 14.06.2012.

Thus, the chain of title of 13 years has been validly established.



SALE OUT PLOTS DETAILS

Sl. No.	Plot No.	Area in Sq. Ft.	Sl. No.	Plot No.	Area in Sq. Ft.	Sl. No.	Plot No.	Area in Sq. Ft.
1	660	1200	43	153	1000	85	521	1000
2	691	1200	44	444	1000	86	522	1000
3	428	1000	45	451	1000	87	531	1000
4	429	1000	46	369	1000	88	532	1000
5	430	1000	47	370	1000	89	166	1000
6	439	1000	48	449	1000	90	167	1000
7	440	1000	49	450	1000	91	168	1000
8	662	1200	50	405	1000	92	678	1200
9	173	1000	51	406	1000	93	679	1200
10	661	1200	52	154	1000	94	666	1200
11	481	1000	53	155	1000	95	711	1200
12	719	1200	54	156	1000	96	665	1200
13	408	1000	55	157	1000	97	146	1000
14	409	1000	56	158	1000	98	147	1000
15	410	1000	57	159	1000	99	435	1000
16	418	1000	58	160	1000	100	663	1200
17	419	1000	59	170	1000	101	218	1000
18	420	1000	60	366	1000	102	228	1000
19	203	1000	61	363	1000	103	212	1000
20	213	1000	62	364	1000	104	445	1000
21	401	1000	63	134	1000	105	446	1000
22	411	1000	64	219	1000	106	186	1000
23	448	1000	65	229	1000	107	226	1000
24	224	1000	66	436	1000	108	232	1000
25	447	1000	67	374	1000	109	231	1000
26	443	1000	68	54	1000	110	202	1000
27	131	1000	69	143	1000	111	680	1200
28	132	1000	70	149	1000	112	187	1000
29	133	1000	71	150	1000	113	714	1200
30	421	1000	72	220	1000	114	484	1000
31	422	1000	73	221	1000	115	485	1000
32	441	1000	74	692	1200	116	486	1000
33	442	1000	75	693	1200	117	144	1000
34	459	1000	76	225	1000	118	145	1000
35	460	1000	77	482	1000	119	375	1000
36	659	1200	78	37	1000	120	188	1000
37	669	1200	79	437	1000	121	337	1000
38	164	1000	80	438	1000	122	338	1000
39	165	1000	81	433	1000	123	339	1000
40	423	1000	82	434	1000	124	340	1000
41	424	1000	83	413	1000	125	177	1000
42	491	1000	84	44	1000	126	367	1000



Sl. No.	Plot No.	Area in Sq. Ft.	Sl. No.	Plot No.	Area in Sq. Ft.	Sl. No.	Plot No.	Area in Sq. Ft.
127	368	1000	169	189	1000	211	454	1000
128	489	1000	170	190	1000	212	492	1000
129	453	1000	171	63	1000	213	493	1000
130	179	1000	172	376	1000	214	509	1000
131	151	1000	173	28	1000	215	181	1000
132	207	1000	174	29	1000	216	506	1000
133	208	1000	175	27	1000	217	507	1000
134	209	1000	176	191	1000	218	687	1200
135	174	1000	177	718	1000	219	688	1200
136	668	1200	178	38	1000	220	700	1200
137	180	1000	179	39	1000	221	499	1000
138	123	1000	180	40	1000	222	33	1000
139	695	1200	181	41	1000	223	725	1200
140	185	1000	182	483	1000	224	140	1000
141	667	1200	183	26	1000	225	141	1000
142	130	1200	184	632	1200	226	142	1000
143	129	1200	185	715	1200	227	675	1200
144	35	1000	186	694	1200	228	211	1000
145	36	1000	187	455	1000	229	258	1000
146	152	1000	188	456	1000	230	34	1000
147	717	1200	189	201	1000	231	601	1200
148	452	1000	190	726	1200	232	15	1000
149	504	1000	191	498	1000	233	16	1000
150	488	1000	192	256	1000	234	252	1000
151	685	1200	193	257	1000	235	253	1000
152	686	1200	194	642	1200	236	623	1200
153	696	1200	195	643	1200	237	513	1000
154	697	1200	196	649	1200	238	514	1000
155	698	1200	197	650	1200	239	234	1000
156	699	1200	198	610	1200	240	235	1000
157	672	1000	199	611	1200	241	236	1000
158	230	1000	200	622	1200	242	237	1000
159	502	1000	201	24	1000	243	238	1000
160	458	1000	202	25	1000	244	704	1200
161	42	1000	203	676	1200	245	72	1000
162	43	1000	204	720	1200	246	233	1000
163	30	1000	205	664	1200	247	512	1000
164	31	1000	206	148	1000	248	58	1000
165	551	1000	207	32	1000	249	59	1000
166	561	1000	208	362	1000	250	60	1000
167	503	1000	209	681	1200	251	242	1000
168	505	1000	210	365	1000	252	243	1000



Sl. No.	Plot No.	Area in Sq. Ft.	Sl. No.	Plot No.	Area in Sq. Ft.	Sl. No.	Plot No.	Area in Sq. Ft.
253	9	1000	295	671	1200	337	289	1000
254	10	1000	296	670	1200	338	390	1000
255	682	1200	297	46	1000	339	391	1000
256	683	1200	298	47	1000	340	392	1000
257	74	1000	299	309	1000	341	393	1000
258	64	1000	300	310	1000	342	394	1000
259	330	1000	301	457	1000	343	395	1000
260	73	1000	302	17	1000	344	396	1000
261	541	1000	303	51	1000	345	397	1000
262	542	1000	304	50	1000	346	398	1000
263	501	1000	305	125	1000	347	399	1000
264	331	1000	306	137	1000	348	400	1000
265	645	1200	307	646	1000	349	461	1000
266	319	1000	308	176	1000	350	462	1000
267	320	1000	309	198	1000	351	463	1000
268	705	1200	310	199	1000	352	464	1000
269	630	1200	311	136	1000	353	465	1000
270	239	1000	312	138	1000	354	471	1000
271	652	1200	313	22	1000	355	472	1000
272	19	1000	314	23	1000	356	473	1000
273	240	1000	315	466	1000	357	474	1000
274	299	1000	316	467	1000	358	475	1000
275	684	1200	317	468	1000	359	175	1000
276	690	1200	318	469	1000	360	178	1000
277	335	1000	319	470	1000	361	COMMERCIAL	16560
278	689	1200	320	480	1000	362	COMMERCIAL	6600
279	3	1000	321	476	1000			
280	163	1000	322	477	1000			
281	215	1000	323	478	1000			
282	216	1000	324	479	1000			
283	217	1000	325	194	1000			
284	633	1200	326	195	1000			
285	171	1000	327	204	1000			
286	172	1000	328	204	1000			
287	162	1000	329	381	1000			
288	631	1200	330	382	1000			
289	653	1200	331	383	1000			
290	244	1000	332	384	1000			
291	200	1000	333	385	1000			
292	241	1000	334	386	1000			
293	254	1000	335	387	1000			
294	255	1000	336	388	1000			



4. HISTORY OF TITLE:

Due to unavailability of all the index II in the office of Sub-Registrar, Simga, District Baloda Bazar-Bhatapara 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
Flow of Title :- as Per Para No. 23.				

(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. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania derived legal, valid marketable title over the said land land/Plot/Flat and if loan is availed from any Bank/ FIs, Company 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, **ASHUTOSH MISHRA**, 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 Simga, District Baloda Bazar-Bhatapara (C.G) and other departments and I do not find anything adverse which prevent the title holders from creating a valid mortgage.**

I have examined the documents in details, taking into account all the guidelines in the checklist vide annexure and the other Revenue factors. I confirm having made a search in the land/ revenue records and I do not find anything adverse which prevent the title holders from creating a valid mortgage

I have examined all the title-deeds and documents relating to the property as mentioned in the schedule-II and on the basis of investigation & scrutiny of all the documents and Search conducted in the land revenue in the concern office for the last 13 years, I confirms that the chain of title is complete and legally passed from person to person have/has got clear, legal, valid, marketable and title over the property as mentioned in the Schedule-I and the residential flats/houses/plots/building being constructed/developed thereon. I further certify:



That the title document mentioned in the chain of title were executed, stamped and registered in accordance with the law. They have the effect of conveying lawful title in favour of the said present owners.

Please obtain affidavit from the borrowers by way of declaration that Company is exclusive owner and in possession of the said property, free from all types of litigation, encumbrance, charges etc. Over it and further that company 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 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.

Enclosed:

Search Receipt No. 8/150, dated 24.05.2018, of Rs. 130, for the year 2005-06 to 2017-18.

**Place : Raipur
Dated : 25.05.2018**



Signature of the Advocate

(Ashutosh Mishra)

A. Obtain Following Document from the Builder at time of project approval (FOR RERA)

- 1) Application for Registration of Project from Appropriate authority. (FORM-A)
- 2) Declaration, supported by an affidavit, which shall be signed by the promoter or any person authorized by the promoter. (FORM-B)
- 3) Registration certificate of project (FORM-C)
- 4) Application for extension of registration of project. (FORM-E) (if applicable)
- 5) Certificate for extension of registration of project (FORM-F) (if applicable)
- 6) Appeal to appellate tribunal (FORM-L) (if applicable)
- 7) Complaint to regulatory authority (FORM-M)
- 8) Application to adjudicating officer (FORM-N)
- 9) Application for registration of real estate agent (FORM-G)
- 10) Registration certificate of real estate agent (FORM-H)

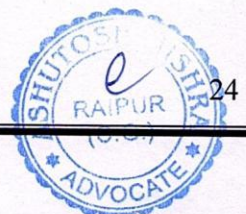
**B. Pre Disbursement Document to be obtained from borrower –
FLATS / PLOTS-**

Documents required from M/s Singhania Buildcon Pvt. Ltd. for RERA

1. Copy of Sale Deed duly registered on 13.02.2012 executed by Shri Jagdish Prasad Agrawal in favour of M/s Singhania Buildcon Pvt. Ltd. Vide Document Sl. No. 1702.
2. Copy of Sale Deed duly registered on 12.09.2011 executed by Shri Hanuman Prasad Agrawal through its POA Holder Shri Ashok Kumar Agrawal in favour of M/s Singhania Buildcon Pvt. Ltd. Vide Document Sl. No. 1095.
3. Copy of Sale Deed duly registered on 12.09.2011, executed by Shri Sushil Kumar Agrawal through its POA Shri Ashok Kumar Agrawal in favour of M/s Singhania Buildcon Pvt. Ltd. Document Sl. No. 1098.
4. Copy of Sale Deed duly registered on 12.09.2011 executed by Shri Naresh Kumar Agrawal through its POA Shri Ashok Kumar Agrawal in favour M/s Singhania Buildcon Pvt. Ltd. Vide Document Sl. No. 1096.
5. Copy of Sale Deed duly registered on 12.09.2011 executed by Smt. Santosh Devi through its POA Shri Ashok Kumar Agrawal in favour M/s Singhania Buildcon Pvt. Ltd. Vide Document Sl. No. 1097.
6. Copy of Sale Deed duly registered on 13.02.2012 executed by Shri Jagdish Prasad Agrawal HUF Jagdish Prasad & Company in favour M/s Singhania Buildcon Pvt. Ltd. Vide Document Sl. No. 1703.



7. Copy of Sale Deed duly registered on 13.02.2012 executed by Smt. Manju Devi Agrawal through its POA Holder Shri Jagdish Prasad Agrawal in favour M/s Singhania Buildcon Pvt. Ltd. Vide Document Sl. No. 1697.
8. Copy of Sale Deed duly registered on 13.02.2012 executed by Shri Sajjan Kumar Agrawal through its POA Holder Shri Jagdish Prasad Agrawal in favour M/s Singhania Buildcon Pvt. Ltd. Vide Document Sl. No. 1701.
9. Copy of Sale Deed duly registered on 13.02.2012 executed by Smt. Parwati Devi Agrawal through its POA Shri Jagdish Prasad Agrawal in favour of M/s Singhania Buildcon Pvt. Ltd. Vide Document Sl. No. 1698.
10. Copy of Sale Deed duly registered on 13.02.2012 executed by Shri Vinay Kumar Agrawal through its POA Shri Jagdish Prasad Agrawal in favour of M/s Singhania Buildcon Pvt. Ltd. Vide Document Sl. No. 1700.
11. Copy of Sale Deed duly registered on 13.02.2012 executed by Smt. Sangeeta Agrawal through its POA Shri Jagdish Prasad Agrawal in favour of M/s Singhania Buildcon Pvt. Ltd. Vide Document Sl. No. 1699.
12. Copy of Sale Deed duly registered on 12.09.2011 executed by Shri Ashok Kumar Agrawal & Shri Praveen Kumar Agrawal in favour of M/s Singhania Buildcon Pvt. Ltd. Vide Document Sl. No. 1099.
13. Copy of Sale Deed duly registered on 12.09.2011 executed by Shri Ashok Kumar Agrawal in favour of M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania. Vide Document Sl. No. 1100.
14. Copy of Previous Sale Deed duly registered on 16.10.1996 executed by Shri Narendra Goyal through its POA Holder Shri Jai Prakash Sharma in favour of Shri Vinay Kumar Agrawal .Vide Document Sl. No. 9198.
15. Copy of Previous Sale Deed duly registered on 01.10.1996 executed by Shri Yashbir Goyal through its POA Holder Shri Jai Prakash Sharma in favour of Smt. Parwati Devi Agrawal. Vide Document Sl. No. 8860
16. Copy of Previous Sale Deed duly registered on 09.10.1996 executed by Shri Yashbir Goyal through its POA Holder Shri Jai Prakash Sharma in favour of Shri Sajjan Kumar Agrawal. Vide Document Sl. No. 9017
17. Copy of Previous Sale Deed duly registered on 03.10.1996 executed by Shri Yashbir Goyal through its POA Holder Shri Jai Prakash Sharma in favour of Smt. Manju Devi Agrawal. Vide Document Sl. No. 8861



18. Copy of Previous Sale Deed duly registered on 09.10.1996 executed by Shri Yashbir Goyal through its POA Holder Shri Jai Prakash Sharma in favour of Shri Jagdish Kumar Agrawal. Vide Document Sl. No. 9018
19. Copy of Previous Sale Deed duly registered on 03.10.1996 executed by Shri Yashbir Goyal through its POA Holder Shri Jai Prakash Sharma in favour of Shri Jagdish Kumar Agrawal. Vide Document Sl. No. 8862
20. Copy of Previous Sale Deed duly registered on 03.10.1996 executed by Shri Gyan Prakash Goyal through its POA Holder Shri Anil Kumar Sharma in favour of Smt. Sulochana Devi. Vide Document Sl. No. 8858
21. Copy of Land Diversion Certificate dated 19.10.2012 in the name of M/s Singhania Buildcon Pvt. Ltd.
22. Latest Diverted B-1 in the name of M/s Singhania Buildcon Pvt. Ltd.
23. Copy of Permission for Colony Development Permission No. 14B/121/2012-13, Dated 20.11.2012.
24. Copy of Colonizer Registration Certificate Registration No. 60 B/121, Year 2010-11, Dated 26.04.2012.
25. Copy of Permission for land development with approved Lay-out Plan from Town & Country Planning, Vide Permission No. 4156/NGP/PL-06/12/2012, Dated 14.06.2012
26. Copy of Latest ROC Search be obtained of M/s Singhania Buildcon Pvt. Ltd.
27. Resolution of Board of Directors of Company
26. Original Affidavit regarding non encumbrances of property not involved in any litigation in any court in the name of Owner
01. Document required to be collected at the time of handling over the pay-order – N.A.

02. POST DISBURSEMENT DOCUMENT – N.A.

Place : Raipur
Dated : 25.05.2018

Signature of the Advocate



(Ashutosh Mishra)

ASHUTOSH MISHRA

Advocate

ADM SOLICITORS

F-3, Modern Complex, Near Lalganga City Mart,
Motibag Chowk, Raipur (C.G.)

Mob. : 94255-48998
Phone : 0771 - 2222042 (O)
E-mail : adm.solicitors@gmail.com

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
Dated : 25.05.2018

Signature of the Advocate



(Ashutosh Mishra)