

Phase - II (C.D.)



LEGAL OPINION / SEARCH REPORT
APPROVED PROJECT FINANCE OF

HARSHIT LAND MARK PHASE-II (BLOCK C,D.)

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

Site Address:-
Village- Heerapur
P.H.No- 103/34 R.I.C-Raipur Tehsil- Distt- RAIPUR,
{CHHATTISGARH}

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-24/05/2018

ANNEXURE-14

Title Search Report & Legal Scrutiny Report

HARSHIT LAND MARK PHASE-II (BLOCK C,D)

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 [Residential Land Diverted] bearing Kh No.- 563/1 Area 0.199 Hect. Kh No.- 565 Area 0.101 Hect. Kh No.- 567 Area 0.186 Hect. Kh No.- 570 Area 0.162 Hect. Kh No.- 571 Area 0.142 Hect. Kh No.- 572 Area 0.040 Hect. Kh No.- 581/21 Area 0.001 Hect. Kh No.- 592 Area 0.040 Hect. Kh No.- 593 Area 0.397 Kh No.- 596/3 Area 0.019 Kh No.- 594 Area 0.040 Hect. Kh No.- 595 Area 0.101 Hect. Kh No.- 596/4 Area 0.125 Hect. Total Area 1.553 Hect. situated at Village- Heerapur Raipur P.H.No- 103/34 Tehsil-Dist- 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 to 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. 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 Land Mark (Multistoried Building) situated at Village- Heerapur Raipur P.H.No- 103/34 Tehsil-Dist- RAIPUR C.G.

SAURABH KUMAR DASS
ADVOCATE

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

Page 1 of 13

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रसीद दस्तावेज वगैरह 4440846

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 2003-4 से 15-16 कुल वर्ष 13 ✓	130-	

तारीख 12.3.MAY.2018

उप-पंजीयक

SAURABH KUMAR DASS

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SCHEDULE-II (Details of Immovable Property)

1	Plot No. / Land Revenue Survey Nos. Kh. No with its Area covered under Title scrutiny:-	Kh No.- 563/1 Area 0.199 Hect., Kh No.- 565 Area 0.101 Hect., Kh No.- 567 Area 0.186 Hect., Kh No.- 570 Area 0.162 Hect. Kh No.- 571 Area 0.142 Hect. Kh No.- 572 Area 0.040 Hect., Kh No.- 581/21 Area 0.001 Hect. Kh No.- 592 Area 0.040 Hect., Kh No.- 593 Area 0.397 Hect., Kh No.- 596/3 Area 0.019 Kh No.- 594 Area 0.040 Hect. Kh No.- 595 Area 0.101 Hect. Kh No.- 596/4 Area 0.125 Hect. Total Area 1.553 Hect.		
2	Detailed Address of aforesaid Land/Plot: (village, Patwari Halka no., Block, Municipal Ward No., Tehsil, District, State, Pincode)	Village-Heerapur Raipur P.H.No- 103/34 Tehsil- Distt- RAIPUR C.G.		
3	Boundaries			
4	Nature/Type of Land/Plot	Nature-Type of Land-Plot- Multistoried Building Named as HARSHIT LAND MARK Total Block No-07(A,B,C,D,E,F,G) Total Floor in Each Block-10 th Floor Total No Flat in Project 662 NOTE- Complete Project HARSHIT LAND MARK Developed in 4 Phase-1,2,3,4, Phase-2 (Block C & D) Mortgage with Punjab National Bank Phase-3 (Block E & F) Mortgage with Punjab National Bank (Details of Title deeds deposited in PNB Bank- (Sale Deed Dt. -28/02/2015 (Kh No.- 565 Area 0.101 Hect.) Sale Deed Dt. 30/03/2013 (Kh No.- 570 Area 0.162 Hect. Kh No.- 571 Area 0.142 Hect Kh No.- 572 & 594 Area 0.040 & 0.040 Hect), Sale Deed Dt. 26/02/2015 (Kh No.- 567 & 595 Area 0.186 & 0.101 Hect.)		
HARSHIT LANDMARK DETAILS OF FLATS SOLD/REMAIN				
SL. NO.	BLOCK NO.	SOLD UNIT	BALANCE UNIT	TOTAL UNIT
1	Block - A	46	34	80
2	Block -B	47	33	80
3	Block -C	48	52	100
4	Block -D	15	145	160
5	Block -E	05	75	80
6	Block -F	Nil	60	60
7	Block -G	Nil	102	102
		161 Unit	501 Unit	662 Unit

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Page 2 of 13

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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.		Copy of memo regarding Colonizer registration Dt-21/06/2012	
2.		Copy of Municipal Tax receipt in the name of M/s. Singhaniya Buildcon Pvt. Ltd Dt-27/03/2018 & 14/03/2018.	
3.		Copy of Letter regarding sold, Balance Flats in the letter head of M/s. Singhaniya Buildcon Pvt. Ltd.	
4.		Copy of acknowledgment of letter regarding deposit of title deeds of M/s. Singhaniya Buildcon Pvt. Ltd in PNB Bank	
5.		Copy of Sanction letter from Punjab National Bank Dt-17/03/2017	
6.		Copy of Colonizer registration certificate Dt-30/04/2002	
7.		Copy of NOC from Lok Nirman Vibhag Dt-29/09/2014	
8.		Copy of NOC from Nazul Dt-26/09/2015, No-92/A-4Year 2014-15	
9.		Copy of colony development permission & layout map from T&CP Raipur Dt-23/07/2015 No-10687.	
10.		Copy of amended colony development permission from T&CP Raipur Dt-13/08/2015 No-11846.	
11.		Copy of Colony development permission from Municipal corporation Raipur Dt-15/10/2015 No-632/25/1015 in praroop ((Rule-11)	
12.		Copy of diversion notice Dt-08/09/2015	
13.		Copy of B-1 Diverted Dt-15/05/2018.	
14.		Copy of Diversion notice Dt-11/11/2014.	
15.		Copy of Documents regarding demarcation	
16.		Copy of power of Attorney Dt-28/09/2007 executed by Alok in favour of Ravikant & Amit Mishra Doc No-405.	
17.		Copy of Sale Deed Dt. 28/02/2015 executed by Smt. Sarika Dubey W/o. Shri Vinod Kumar Dubey in favor of M/s. Singhaniya Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhaniya bearing Doc No- 1338. (Kh No-565 Area 0.101 Hect.)	
18.		Copy of Sale Deed Dt. 26/02/2015 executed by 1-Shri Ravikant Mishra S/o. Lt. Baldev Mishra 2- Shri Amit Mishra S/o. Ravikant Mishra 3- Shri Alok S/o. Shri Ravikant Mishra in favor of M/s. Singhaniya Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhaniya bearing Doc No- 1276. (Kh No-567 & 595 Area 0.186 Hect & 0.101 Hect)	
19.		Copy of Sale Deed Dt. 28/03/1995 executed by Venkat Prasad in favour of Sarita Dubey bearing Doc No- 14233. (Kh No-565 Area 0.101Hect.)	

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? (PI mentioned details of permission) Whether the same	N.A

Page 3 of 13

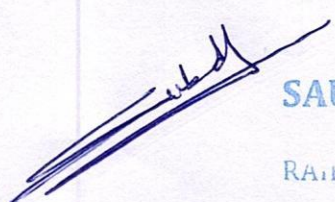

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	is required? Effects of Not obtaining?	
2.3.	Whether NOC for creation of Mortgage obtained? Is it required? Effects of Not obtaining?	N.A
2.4.	Any other detrimental Clause in the lease-deed?	N.A
3	How the Present Land Owner acquired title over the 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 landowner is available? If not available then what is the effect?	Yes previous deeds are available
iv.	Whether Seller has transferred clear, legal, marketable & free from all encumbrances' title in favor of Present Land Owner?	Property is already mortgage with PNB Bank Raipur Builder had obtained a project loan from above said banks.
4	Whether minor's interest is involved in the property? If yes precautions to be taken	Not found
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 2004-05 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	NO This is not practically possible to ascertain



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	will affect the mortgage or transfer of title of units in favor of prospective buyers	<u>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	In the records of Municipal Corporation Raipur the name of M/s. Singhaniya Buildcon Pvt. Ltd is recorded.
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 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?	chain of title is complete and ownership in the name of present land owner is legal, clear, marketable But The property is already mortgage with PNB 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.	Power of Attorney Dt- 28/09/2007 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-4, Bearing Vol No. 586 from pages 58+62 serial No- 405. Is verified notarized copy by me & same is enforceable at the time of execution of sale deed.
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 ?	Yes NOTE- Property is already mortgage with PNB Bank Raipur
19	Whether Bank can enforce the Mortgage against the lease-hold Mortgaged Property in case of Default.?	N.A
20	Whether provisions of Urban Land Ceiling Act applicable/ permission obtained? of any restriction in transfer of title by the present landowner?	N.A

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21	Whether all the legal requirements / permission, under various act / laws viz. local laws, Municipal laws, Colonization Act, Town & Country Planning Act, M.P. Apartment ownership Act 1976/2000, land laws, MPLR Code 1959, Laws applicable for development of land & construction of building, Building Regulations, Development Control Regulations, MP Coloniser (Registration Terms & Condition) Rules 1998, MP Panchayat Raj Adhinyam 1993, ULC Act, MP Co-operative Societies Act etc, in order to develop the aforesaid project have been completed and complied?	Yes
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.	

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:-

01. Sale Deed (Kh No.- 565 Area 0.101 Hect.)

That the property bearing Kh No.- 565 Area 0.101 Hect. was purchased by 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 from Smt. Sarika Dubey W/o. Shri Vinod Kumar Dubey R/o. 2/8 Nehru Nagar west Bhilai Distt- Durg C.G by means of a registered Sale Deed Dt. -28/02/2015 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 65952 serial No-1338 for a valuable consideration of Rs. 14,00,000/-.

And before that the said Land was purchased by Smt. Sarika Dubey W/o. Shri Vinod Kumar Dubey R/o. 2/8 Nehru Nagar west Bhilai Distt- Durg C.G from Shri Venkat Prasad S/o. Dinbandhu

Page 6 of 13


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Chandrakar R/o. Near Shitla Mandir Tatibandh Raipur C.G by means of a registered Sale Deed Dt. 28/03/1995 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 18668 from pages 6+14 serial No- 14233.

02. Sale Deed (Kh No.- 570 Area 0.162 Hect. Kh No.- 571 Area 0.142 Hect Kh No.- 572 & 594 Area 0.040 & 0.040 Hect)

That the property bearing Kh No.- 570 Area 0.162 Hect. Kh No.- 571 Area 0.142 Hect Kh No.- 572 & 594 Area 0.040 & 0.040 Hect. was purchased by 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 from 1-Shri Ravikant Mishra S/o. Lt. Baldev Mishra 2- Shri Amit Mishra S/o. Ravikant Mishra 3- Shri Alok S/o. Shri Ravikant Mishra Both R/o. Sadar Bazar Raipur C.G through power of 1-Shri Ravikant Mishra S/o. Lt. Baldev Mishra 2- Shri Amit Mishra S/o. Ravikant Mishra R/o. Sadar Bazar Raipur C.G (Power of Attorney Dt- 28/09/2007 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-4, Bearing Vol No. 586 from pages 58+62 serial No- 405) by means of a registered Sale Deed Dt. 30/03/2013 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 58489 serial No- 5638 for a valuable consideration of Rs. 67,50,000/-

And before that the said property Kh No-570 Area 0.162 Hect, Kh No.- 571 Area 0.142 Hect, Kh No.- 572 0.040 Hect & Kh No-594 Area 0.040 Hect, was purchased by Shri Ravikant Mishra & others from Kamla Bai & got mutated their names by vide mutation No-175 Dt-06/11/2003 in the revenue records & before that the said property was recorded in the name of said Kamlabai since from year 2005-06 & onwards in the records of revenue.

03. Sale Deed (Kh No.- 567 & 595 Area 0.186 & 0.101 Hect.)

That the property bearing Kh No.- 567 & 595 Area 0.186 & 0.101 Hect was purchased by 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 from 1-Shri Ravikant Mishra S/o. Lt. Baldev Mishra 2- Shri Amit Mishra S/o. Ravikant Mishra 3- Shri Alok S/o. Shri Ravikant Mishra Both R/o. Sadar Bazar Raipur C.G through power of 1-Shri Ravikant Mishra S/o. Lt. Baldev Mishra 2- Shri Amit Mishra S/o. Ravikant Mishra R/o. Sadar Bazar Raipur C.G (Power of Attorney Dt- 28/09/2007 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-4, Bearing Vol No. 586 from pages 58+62 serial No- 405) by means of a registered Sale Deed Dt. 26/02/2015 which was registered in the office of the Sub-Registrar, Raipur in Book No. A-1, Bearing Vol No. 65935 serial No- 1276 for a valuable consideration of Rs. 45,00,000/-. And before that the said properties were purchased by said Shri Ravikant Mishra S/o. Lt. Baldev Mishra 2- Shri Amit Mishra S/o. Ravikant Mishra 3- Shri Alok S/o. Shri Ravikant Mishra Both from Kamlabai W/o- Nandkishore Kashiram S/o- Raghunath Prasad R/o- Raipur & got mutated their names by vide mutation No-175 Dt-06/11/2003 & before that the said property was recorded in the name of said Kamlabai & others 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 Singhaniya Buildcon Pvt.Ltd.**

(B) PERMISSIONS & APPROVALS:-

In order to develop the aforesaid property/colony/project **M/s Singhaniya 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. Singhaniya Buildcon Pvt. Ltd.** vide its Registration No. **11/2002** date **30/04/2002** for the area under which was renewed with vide Letter no. **3285** dated **16/01/2018**

Page 7 of 13


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

That M/s. Singhaniya Buildcon Pvt. Ltd. has/have got diverted said land bearing khasra No. 565 567 Part 581/21 592, 595, 593, 596/3, 567 Part 563/1, Part 596/4, Part Area 1,03,726 Sq.Ft., situated at Village- Heerapur Raipur P.H.No- 103/34 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 **702/A-2Year 2014-15** dated **08/09/2015** vide its order no **4346A-2/Year 2014-15**

That M/s. Singhaniya Buildcon Pvt. Ltd. has/have got diverted said land bearing khasra No. 563/1, 596/4, 570, 571,572, 594 Area 76207 Sq.Ft. situated at Village- Heerapur Raipur P.H.No- 103/34 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 **53/A-2Year 2014-15** dated **11/11/2014** vide its order no **71/A-2/Year 2014-15**

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 letter no. **10687** dated **23/07/2015** to develop said colony over the Kh No.- 563/1 Area 0.199 Hect. Kh No.- 565 Area 0.101 Hect. Kh No.- 567 Area 0.186 Hect. Kh No.- 570 Area 0.162 Hect. Kh No.- 571 Area 0.142 Hect. Kh No.- 572 Area 0.040 Hect. Kh No.- 581/21 Area 0.001 Hect. Kh No.- 592 Area 0.040 Hect. ,Kh No-594 Area 0.040 Hect., Kh No-595 Area 0.101 Hect., Kh No.- 596/4 Area 0.125 Hect Total Area 1.553 Hect. situated at Village- Heerapur Raipur P.H.No- 103/34 Tehsil- Distt- RAIPUR C.G. which was corrected with vide Letter no 11846 dated **13/08/2015** And read as bearing Kh No.- 563/1 Area 0.199 Hect. Kh No.- 565 Area 0.101 Hect. Kh No.- 567 Area 0.186 Hect. Kh No.- 570 Area 0.162 Hect. Kh No.- 571 Area 0.142 Hect. Kh No.- 572 Area 0.040 Hect. Kh No.- 581/21 Area 0.001 Hect. Kh No.- 592 Area 0.040 Hect. Kh No.- 593 Area 0.397 Kh No.- 596/3 Area 0.019 Kh No.- 594 Area 0.040 Hect. Kh No.- 595 Area 0.101 Hect. Kh No.- 596/4 Area 0.125 Hect. Total Area 1.553 Hect. situated at Village- Heerapur Raipur P.H.No- 103/34 Tehsil- Distt- RAIPUR C.G.

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

That said Municipal Corporation / SDO has issued mortgage letter vide its no 2/84 dated **15/10/2015** **Permission No-632/25/2015** in respect to mortgaged of Flats % area/flats/plots from aforesaid approved layout against guarantee of internal development of the said colony.

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

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

Details of Mortgage Plots:-

Floor	Block 1	Block 2	Block 3	Block 4	Block 5	Block 6	Block 7	Flats	Area
1 st	1001, 1006	-----	1001 1006	1003 1004 1007	1004 1009	1002	1002	11	493.32
2 nd	2001, 2006	-----	-----	2008 2011 2012	2010	2002	2002	8	351.69
3 rd	3001, 3006	3002 3003	3001 3006	3003 3004 3007	3004 3009	3003	3003	13	553.41
4 th	4001, 4006	4002 4003	-----	4008 4012	4011	-----	4003 4003	9	380.89

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

5 th	5007, 5012	5002	5001 5006	-----	5004	-----	-----	6	272.24
6 th	-----	6008 6009	-----	6008 6012	6009	-----	-----	5	180.95
7 th	-----	-----	7001 7006	7012 7016	7009	-----	-----	5	220.91
8 th	-----	8008 8009	-----	8012 8016	-----	-----	-----	4	150.06
9 th	-----	-----	9001 9006	-----	-----	-----	-----	2	100.05
			Total					63	2703.52

Details of LIG Plots:-

Floor	Block 2	Block 3	Block 4	Block 5	Block 6	Block 7	Flats	Area
1 st	1007, 1012	1002 1003	1002 1005 1006 1010 1013 1014	1005 1006	1005 1006	1006 1007	16	648.96
2 nd	2001, 2006	2002 2003	2002 2005 2006 2010 2013 2014	2005 2006	2006 2007	2006 2007	16	648.96
3 rd	3001, 3005 3010 3011	3002 3003	3002 3005 3006 3014	3005 3006	-----	-----	14	537.14
4 th	4004, 4005 4010 4011	4002 4003	4002 4005 4006 4010 4013 4014	-----	-----	-----	12	476.44
5 th	5004, 5005 5010 5011	5002 5003	5002 5005 5006 5010 5013 5014	-----	-----	-----	12	476.44
6 th	6004 6005 6010 6011	6002 6003	-----	-----	-----	-----	6	206.52
7 th	-----	7002 7003	-----	-----	-----	-----	2	86.35
			Total				78	3080.81

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

That said **M/s. Singhaniya Buildcon Pvt. Ltd.** has got NOC from NAZUL for the said colony/project vide its letter no. No-92 A(20) Year 2014-15 for the development of the over the Kh No.- 563/1 Area 0.199 Hect. Kh No.- 565 Area 0.101 Hect. Kh No.- 567 Area 0.185 Hect. Kh No.- 570 Area 0.162 Hect. Kh No.- 571 Area 0.142 Hect. Kh No.- 572 Area 0.040 Hect. Kh No.- 581/21 Area 0.001 Hect. Kh No.- 592 Area 0.040 Hect. ,Kh No-594 Area 0.040 Hect., Kh No-595 Area 0.101 Hect., Kh No.- 596/4 Area 0.125 Hect Total Area 1.553 Hect. situated at Village- Heerapur Raipur P.H.No- 103/34 Tehsil- Distt- RAIPUR C.G.

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

That said **M/s. Singhaniya Buildcon Pvt. Ltd.** has obtained Building permission from the Nagar Nigam, CG vide its Permission no. **242** Date **24/11/2015** to develop said Residential Colony over the khasra No. 563/1 565, 567, 581/21, 592, 595, 593, 596/3, 567, 563/1, 596/4, situated at Village- Heerapur Raipur P.H.No- 103/34 Tehsil- Distt- RAIPUR C.G.

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Obtain from the builder :-

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

That thereafter in order to construction of Colony named as "HARSHIT LAND MARK" over the aforesaid land bearing Kh No.- 563/1 Area 0.199 Hect. Kh No.- 565 Area 0.101 Hect. Kh No.- 567 Area 0.186 Hect. Kh No.- 570 Area 0.162 Hect. Kh No.- 571 Area 0.142 Hect. Kh No.- 572 Area 0.040 Hect. Kh No.- 581/21 Area 0.001 Hect. Kh No.- 592 Area 0.040 Hect. Kh No.- 593 Area 0.397 Hect. Kh No.- 596/3 Area 0.019 Hect. Kh No.- 594 Area 0.040 Hect. Kh No.- 595 Area 0.101 Hect. Kh No.- 596/4 Area 0.125 Hect. Total Area 1.553 Hect. situated at Village-Heerapur Raipur P.H.No- 103/34 Tehsil- Distt- RAIPUR C.G the said land owner **M/s. Singhaniya Buildcon Pvt. Ltd.** was executed the Declaration under the provisions of M.P. Prakhoshta Adhinyam 1976 and registered the same on dated **09/08/2016** in Book No. A1, Vol. No. **71453** vide its document no. **168** with Sub-Registrar office Raipur -CG. That said declaration has covered all the provisions of aforesaid Act and duly executed & registered

Obtain from the builder.

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

Not Applicable

(C) CONCLUSION :-

Accordingly chain of title is complete and legally passed from person to person and accordingly thereby said **M/s. Singhaniya 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.**

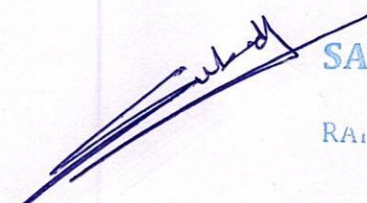
I have examined the documents in details, taking into account all the guidelines in the checklist vide annexure and the other Revenue factors. I confirm having made a search in the land/ revenue records and I do not find anything adverse which prevent the title holders from creating a valid mortgage

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 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

Page 10 of 13


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

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except one in favour of PNB Bank. 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.

Place : Raipur C.G
Date :- 24/05/2018


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

Enclosed:

Search Receipt No. 3968 dated 23/05/2018 of Rs. 130/- for the year 2004-05 to 2015-16.

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

1. Copy of memo regarding Colonizer registration Dt-21/06/2012
2. Copy of Municipal Tax receipt in the name of M/s. Singhaniya Buildcon Pvt. Ltd Dt-27/03/2018 & 14/03/2018.
3. Copy of Letter regarding sold, Balance Flats in the letter head of M/s. Singhaniya Buildcon Pvt. Ltd.
4. Copy of acknowledgment of letter regarding deposit of title deeds of M/s. Singhaniya Buildcon Pvt. Ltd in PNB Bank
5. Copy of Sanction letter from Punjab National Bank Dt-17/03/2017
6. Copy of Colonizer registration certificate Dt-30/04/2002
7. Copy of NOC from Lok Nirman Vibhag Dt-29/09/2014
8. Copy of NOC from Nazul Dt-26/09/2015, No-92/A-4 Year 2014-15
9. Copy of colony development permission & layout map from T&CP Raipur Dt-23/07/2015 No-10687.
10. Copy of amended colony development permission from T&CP Raipur Dt-13/08/2015 No-11846.
11. Copy of Colony development permission from Municipal corporation Raipur Dt-15/10/2015 No-632/25/1015 in praroop (Rule-11)
12. Copy of diversion notice Dt-08/09/2015
13. Copy of B-1 Diverted Dt-15/05/2018.
14. Copy of Diversion notice Dt-11/11/2014.
15. Copy of Documents regarding demarcation
16. Copy of power of Attorney Dt-28/09/2007 executed by Alok in favour of Ravikant & Amit Mishra Doc No-405.
17. Copy of Sale Deed Dt. 28/02/2015 executed by Smt. Sarika Dubey W/o. Shri Vinod Kumar Dubey in favor of M/s. Singhaniya Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhaniya bearing Doc No- 1338. (Kh No-565 Area 0.101 Hect.)
18. Copy of Sale Deed Dt. 26/02/2015 executed by 1-Shri Ravikant Mishra S/o. Lt. Baldev Mishra 2- Shri Amit Mishra S/o. Ravikant Mishra 3- Shri Alok S/o. Shri Ravikant Mishra in favor of M/s. Singhaniya Buildcon Pvt. Ltd. Through its Director Shri Subodh Singhaniya bearing Doc No-1276. (Kh No-567 & 595 Area 0.186 Hect & 0.101 Hect)


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ADVOCATE
RAIPUR (C.G.) Mob. 98279-11809
Page 11 of 13

SAURABH KUMAR DASS

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19. Copy of Sale Deed Dt. 28/03/1995 executed by Venkat Prasad in favour of Sarita Dubey bearing Doc No- 14233. (Kh No-565 Area 0.101Hect.)
20. Copy of MOA & AOA & Certificate of Incorporation of M/s. Singhaniya Buildcon Pvt. Ltd.
21. Board resolution of M/s. Singhaniya Buildcon Pvt. Ltd.
22. ROC search Report of CA.

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


C. 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

D. POST DISBURSEMENT DOCUMENT –

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

Place : Raipur C.G
Date :- 24/05/2018


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

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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. Singhaniya Buildcon Pvt. Ltd.** derived valid, clear, legal & marketable title over the aforesaid property as mentioned in the schedule-I.

Place : Raipur C.G
Date :- 24/05/2018


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