

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

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 Diverted Land bearing of Khasra Nos. 208, 212, 213, 215, 216 Comprising Area 0.84, 2.01, 2.96, 1.00, 1.00 Hect., respectively, Total Area 7.81 Hect., or 8,40,356. Sq. Ft. (sale out 227 Plots) Situated at Known as "Harshit Neo City" Village Amleshwar, P.C. No. 05, R.I.C. Bhilai-3, Tahsil Patan, District Durg (C.G.) Owned by M/s Harshit Singhania Buildcon through its partner Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania.

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 Harshit Singhania Buildcon through its partner Singhania 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 2005-06 to 2017-18, Sub-Register office Patan, District Durg & Khasra Trace Record for last 13 years from Receipt No. 8/208, Dated 17.05.2018, with Revenue Departments to till date and submit my report as under:

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8
2018

209

रसीद दस्तावेज वगैरह 4162085

मुकाम

दस्तावेज की तफसीलवारी व कीमत या दस्ताखत 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 ओहदेदा के छोटे दस्ताखत
(2) Ashutosh Mishra (Adve.) Search List No.- 2 Year 2005-06 To 2017-18 Total Year 13	(3) \	(4)
रीख 7 MAY 2018	उप पंजीयत माटव (क्या)	

SCHEDULE-I
(Details of Developer and Landowners)

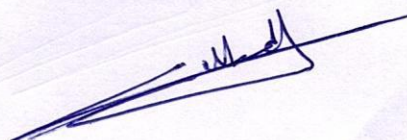
1.	Name & Address of the Developer :	M/s Harshit Singhania Buildcon through its partner Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania, Registered Office Amanaka, G.E. Road, Raipur Tahsil & District Raipur (C.G.)
2.	Name & Address of the Landowner (Present Owner of the immovable property) :	M/s Harshit Singhania Buildcon through its partner Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania, Registered Office Amanaka, G.E. Road, Raipur Tahsil & District Raipur (C.G.)
3	Address of the Property under the project:	Situated at Known as "Harshit Neo City" Village Amleshwar, P.C. No. 05, R.I.C. Bhilai-3, Tahsil Patan, District Durg (C.G.)

SCHEDULE-II
(Details of Immovable Property)

1	Plot No. / Land Revenue Survey Nos. Kh. No with its Area covered under Title scrutiny:	Diverted Land bearing of Khasra Nos. 208, 212, 213, 215, 216 Comprising Area 0.84, 2.01, 2.96, 1.00, 1.00 Hect., respectively, Total Area 7.81 Hect., or 8,40,356. Sq. Ft., (Sale out 227 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 Neo City" Village Amleshwar, P.C. No. 05, R.I.C. Bhilai-3, Tahsil Patan, District Durg (C.G.)
3.	Boundaries	<u>As Per Sale Deed</u> NORTH : Land of Harshit Singhania Buildcon SOUTH : Land bearing Kh. No. 230, 231 EAST : Land of Harshit Singhania Buildcon WEST : Land bearing Kh. No. 217, 218
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 Dt. 31.01.2012. executed by Smt. Ramhin Bai Sahu W/o Shri Mohan Bai in favour of M/s Harshit Singhania Buildcon through its partner Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania. bearing Doc. No. 9252,	
2.		Copy of Deed of Partnership duly registered Dt. 05.07.2007 of M/s Harshit Singhania Buildcon	
3.		Copy of Land Diversion Certificate dated 03.10.2012 in the name of M/s Harshit Singhania Buildcon	
4.		Copy of Diverted B-1 & P-II in the name of M/s Harshit Singhania	
5.		Copy of Colonizer Registration Certificate dated 08.09.2011 of M/s Harshit Singhania Buildcon	
6.		Copy of Renewal Colonizer Registration Certificate dated 25.02.2017 of M/s Harshit Singhania Buildcon	
7.		Copy of Permission for Colony Development dated 12.10.2012 of M/s Harshit Singhania Buildcon	
8.		Copy of Firm Registration dated 20.07.2011 of M/s Harshit Singhania Buildcon.	
9.		Copy of Permission for land development with approved Lay-out Plan from Town & Country Planning, Durg, dated 30.09.2014	
10.		Copy of Release Certificate of mortgage plots dated 21.11.2016 of M/s Harshit Singhania Buildcon	

❖ 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 Patan, District Durg (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

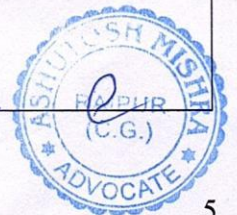


ii.	How the Seller acquired the property?	Self-Acquired
iii.	Whether all the previous deeds & link documents till in the name of Present landowner is available? If not available then what is the effect?	Yes, all the previous deeds & link documents till in the name of Present landowner is available.
iv.	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 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's is mutated in 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

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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 Firm, 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.	



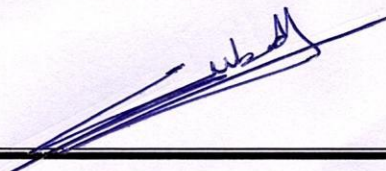
While inspection, on the basis of documents produced by the party and peruse by us, we found that the subject property Land bearing of Khasra Nos. 216 Comprising Area 1.00 Hect., was **purchased** by M/s Harshit Singhania Buildcon through its partner Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania. From Seller Smt. Ramhin Bai Sahu W/o Shri Mohan Sahu. by Means of a Sale Deed duly registered in Book No. A-1, Volume No. 23998, at Pages 71to 86, Document Sl. No. 9252, Dated 31.01.2012, in the office of the Sub-Registrar Durg (C.G.) for a valuable consideration of Rs. 39,55,000/- & accordingly mutated the same land in the name of M/s Harshit Singhania Buildcon through its partner Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania. Vide Mutation No. 576.

Partnership Deed Dated 05.07.2011

That the property bearing Khasra No. 212 area 2.01 Hect., Kh. No. 213 Area 2.96 Hect., Kh. No. 215 area 1.00 Hect., Kh. No. 120 Area 0.04 Hect., Kh. No. 139 Area 0.07 Hect., Kh. No. 729 Area 2.17 Hect., was ancestral property of Shri Narayan, Shri Jeevan Lal, Shri Girdhar, Shri Prahlad all S/o Late Dhanau & Smt. Radhika W/o Shri Dhanau R/o Amleshwar, Durg (C.G.).By the owners Shri Narayan, Shri Jeevan Lal, Shri Girdhar, Shri Prahlad all S/o Late Dhanau & Smt. Radhika W/o Shri Dhanau R/o Amleshwar, Durg (C.G.) have made a partnership deed on 04.07.2011 in the name & style of M/s Harshit Singhania Buildcon for mutual interest. The partnership deed Dated 04.07.2011 duly registered in the office of Sub Registrar Durg. Vide Book No. A-1, Volume No. 852 of 4, at pages 81 to 102, Serial No. 989, on 05.07.2011. After the constitution of firm M/s Harshit Singhania Buildcon has mutated above mentioned land in its own name in revenue records. By virtue of said registration of firm with Sub-Registrar, Durg, property bearing Khasra No. 212 area 2.01 Hect., Kh. No. 213 Area 2.96 Hect., Kh. No. 215 area 1.00 Hect., Kh. No. 120 Area 0.04 Hect., Kh. No. 139 Area 0.07 Hect., Kh. No. 729 Area 2.17 Hect. owned & mutated in the name of firm **M/s Harshit Singhania Buildcon**. That M/s Singhania Buildcon Pvt. Ltd. will enjoy 52% shares of the benefit and individual Shri Narayan Sahu 8%, Shri Jeevan 8%, Shri Girdhar 16%, Shri Prahlad Sahu 8%, Smt. Radhika Sahu 8%. in the said Partnership Firm.

Diversion Certificate Dated 03.10.2012

That The above land bearing Khasra No. 208, 212, 213, 215, 216, Comprising Area 0.481, 1.879, 2.949, 1.000, 0.979 Hect., Total Area 7.288 Hect. for Residential purpose, bearing part of Khasra No. 208, 213, 216, Comprising Area 0.257, 0.011, 0.021 Hect., Total Area 0.289 Hect. for Commercial purpose, bearing part of Khasra No. 212, Comprising Area 0.131 Hect. for Educational purpose, bearing part of Khasra No. 208, Comprising Area 0.102 Hect. for





Medical purpose. Total Area 7.810 Hect., is diverted for various purpose Vide अ.वि. अ/रा. का मामला कं. 19 अ/2 सन् 2011-12 व वि/कर्तव्यधिकारी का मा. कं. 267, अ/2 सन् 2011-12, आदेश दिनांक 03/10/2012. By the court of S.D.O. Durg (C.G.)

Colony Development Permission Dated 12.10.2012

The M/s Harshit Singhania Buildcon partnership firm obtained colony development permission for develop a colony in Khasra Nos. 208/1, 208/2, 208/3, 212/1, 212/2, 213/1, 213/2, 215/1, 216/1, 216/2 Comprising Area 0.481, 0.257, 0.102, 1.879, 0.131, 2.949, 0.011, 1.000, 0.979, 0.021Hect., Respectively Total Area 7.81 Hect., Situated at Village Amleshwar, P.C. No. 05, R.I.C. Bhilai-3, Tahsil Patan, District Durg (C.G.) in Praroop V under rule 12 of Chhattisgarh Nagar Palika (Colonizer's Registration (Nirbandhan) & Conditions, Rules 1998) issued by S.D.O. Patan, District Durg (C.G.). The said Permission is of No. 01/2012-13, dated 12.10.2012.

Colonizer Registration Certificate Dated 08.09.2011

The said M/s Harshit Singhania Buildcon through partner M/s Singhania Buildcon Pvt. Ltd. through Director Shri Subodh Singhania, Raipur (C.G.) has also obtained necessary colonizer registration from S.D.O. Patan, District Durg Vide Registration No. 59/A-89/2011 its letter Dated 08.09.2011. That the same License has been renewed. Vide Letter No. 03/A/89/2016-17, Dated 25.02.2017.

Registration of Firm Dated 20.07.2011

The said M/s Harshit Singhania Buildcon has also obtained necessary Permission for Registration of Firm. From Registrar of Firms. Vide Registration No. D-Raipur-203/2011-12 its letter Dated 20.07.2011.

Details of Approved Lay-out Plan Dated 12.07.2012

The said M/s Harshit Singhania Buildcon through its partner M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania has got sanctioned & approval there map from TCP under Harshit Neo Scheme, has got approved colony's lay out Plan for develop a colony in Khasra Nos. 208, 212, 213, 215, 216 Comprising Area 0.84, 2.01, 2.96, 1.00, 1.00 Hect., Respectively Total Area 7.81 Hect., Situated at Village Amleshwar, P.C. No. 05, R.I.C. Bhilai-3, Tahsil Patan, District Durg (C.G.) of land & obtained land development permission under C.G. Town & Country Planning Act 1973's sec. 30 (3) C.G. land Development Rules 1984's rule 27 from Town & Country planning Department Raipur for residential purpose vide memo No. 4030, Dated 12.07.2012 & rectification Memo No. 10814, dated 30.09.2014.

Note- The same property is already mortgaged with Punjab National Bank.

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	A 30	1000	44	A 33	1000	87	A 84	1000
2	A 31	1000	45	B 33	1200	88	B 28	1200
3	A-5	1044	46	C 5	1500	89	B 29	1200
4	A-4	1140	47	A 6	1000	90	C 50	1500
5	C 11	1500	48	A 7	1000	91	B 2	1200
6	B 11	1200	49	B 13	1200	92	D 98	1000
7	B 22	1200	50	B 32	1200	93	D 99	1000
8	B 21	1200	51	C 51	1500	94	A 82	1000
9	B 23	1200	52	A 10	1000	95	D 56	1000
10	A 20	1145	53	A 64	1000	96	D 57	1000
11	A 28	1000	54	A 78	1000	97	C 122	1500
12	A 68	1000	55	A 85	1000	98	C 123	1500
13	A 69	1000	56	A 57	1000	99	C 16	1500
14	A 13	1000	57	A 58	1000	100	A 9	1385
15	A 29	1000	58	A 59	1000	101	A 25	937
16	C 41	1500	59	C 43	1000	102	B 60	1642
17	C 42	1500	60	B 19	1200	103	A 39	1100
18	C 7	1500	61	A 38	1000	104	D 54	1000
19	B 41	1200	62	C 44	1500	105	A 1	1445
20	C 45	1500	63	C 12	1500	106	A 88	1000
21	A 71	1000	64	C 13	1500	107	D 95	1000
22	B 6	1200	65	B 27	1200	108	D 12	1000
23	A 53	1000	66	B 30	1200	109	D 53	1000
24	A 73	1000	67	A 54	1000	110	A 44	1328
25	B 38	1200	68	B 12	1200	111	D 13	1000
26	A 46	1000	69	A 60	1000	112	D 26	1000
27	A 47	1000	70	A 61	1000	113	A 94	1015
28	A 70	1000	71	B 9	1200	114	A 45	1091
29	B 53	1200	72	B 10	1200	115	B 45	1642
30	A 52	1000	73	B 42	1200	116	D 55	1000
31	A 89	1000	74	C 106	1500	117	A 19	1000
32	A 27	1000	75	C 77	1500	118	B 46	1642
33	A 32	1000	76	B-54	1200	119	A 41	1000
34	B 35	1200	77	A 79	1000	120	B 62	1642
35	C 3	1200	78	A 86	1000	121	D 68	1000
36	C 4	1200	79	A 35	1252	122	C 52	1500
37	B 55	1200	80	A 65	1000	123	B 49	1642
38	A 26	1000	81	A 93	1000	124	B 14	1067
39	C 15	1500	82	A 50	1000	125	D 10	1000
40	B 31	1200	83	A 51	1000	126	D 11	1000
41	A 77	1000	84	B 40	1200	127	B 37	1650
42	B 4	1200	85	B 1	1060	128	D 22	1000
43	B 5	1200	86	A 83	1000	129	D 04	1000

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Sl. No.	Plot No.	Area in Sq. Ft.	Sl. No.	Plot No.	Area in Sq. Ft.	Sl. No.	Plot No.	Area in Sq. Ft.
130	D 05	1000	173	D 85	1000	216	D 30	1000
131	A 02	1000	174	D 25	1000	217	B 47	1642
132	D 52	1000	175	D 76	1000	218	D 32	1000
133	D 87	1000	176	D 65	1000	219	B 16	1200
134	D 34	1000	177	D 71	1000	220	A 11	1000
135	D 35	1000	178	B 24	1200	221	B 52	1200
136	D 96	1000	179	D 60	1000	222	A 48	1000
137	B 59	1642	180	D 61	1000	223	B 34	1200
138	D 23	1000	181	D 62	1000	224	A 36	1000
139	D 16	1000	182	C 8	1500	225	D 73 & D 74	2000
140	A 56	1000	183	D 33	1000	226	D 93	1000
141	D 3	1000	184	A 21	1000	227	D 63	1000
142	D 14	1000	185	A 22	1000			
143	D 20	1000	186	D 88	1000			
144	D 6	1000	187	D 78	1000			
145	D 9	1000	188	B 18	1200			
146	D 59	1000	189	D 17	1000			
147	C 22	1500	190	D 58	1000			
148	D 1	1000	191	D 75	1000			
149	D 83	1000	192	B 3	1200			
150	D 82	1000	193	A 43	1000			
151	D 77	1000	194	D 15	1000			
152	D 67	1000	195	A 14	1000			
153	A 03	1000	196	A 15	1000			
154	D 27	1000	197	B 48	1642			
155	C 124	1500	198	D 86	1000			
156	D 90	1000	199	D 91	1000			
157	D 18	1000	200	C 9	1500			
158	C 06	1500	201	D 51	1000			
159	C 25	1500	202	C 10	1500			
160	D 07	1000	203	A 17	1500			
161	A 67	1037	204	D 94	1000			
162	A 34	1037	205	A 72	1000			
163	D 79	1000	206	A 23	1000			
164	D 80	1000	207	A 37	1520			
165	D 69	1000	208	B 56	1200			
166	D 84	1000	209	D 97	1000			
167	D 89	1000	210	D 81	1000			
168	D 70	1000	211	D 2	1000			
169	D 24	1000	212	C 18	1500			
170	D 64	1000	213	D 72	1000			
171	C 56	1500	214	D 08	1000			
172	D 92	1000	215	D 31	1000			



4. HISTORY OF TITLE:

Due to unavailability of all the index II in the office of Sub-Registrar, Patan, District Durg 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:

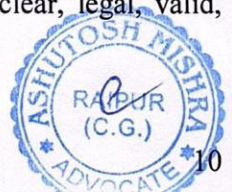
Accordingly chain of title is complete and legally passed from person to person and accordingly thereby said M/s Harshit Singhania Buildcon through its partner M/s Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania derived legal, valid marketable title over the said land land/Plot/Flat and if loan is availed from any Bank/ FIs, firm 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 Patan, District Durg (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 firm is exclusive owner and in possession of the said property, free from all types of litigation, encumbrance, charges etc. Over it and further that firm 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. 8/208, dated 17.05.2018, of Rs. 130, for the year 2005-06 to 2017-18.

**Place : Raipur
Dated : 23.05.2018**



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 Builder –
FLATS / PLOTS-**

Documents required from M/s Harshit Singhania Buildcon for RERA

1. Copy of Sale Deed duly registered Dt. 31.01.2012. executed by Smt. Ramhin Bai Sahu W/o Shri Mohan Bai in favour of M/s Harshit Singhania Buildcon through its partner Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania. bearing Doc. No. 9252,
2. Copy of Deed of Partnership duly registered Dt. 05.07.2007 of M/s Harshit Singhania Buildcon
3. Copy of Land Diversion Certificate dated 03.10.2012 in the name of M/s Harshit Singhania Buildcon
4. Copy of Diverted B-1 & P-II in the name of M/s Harshit Singhania
5. Copy of Colonizer Registration Certificate dated 08.09.2011 of M/s Harshit Singhania Buildcon
6. Copy of Renewal Colonizer Registration Certificate dated 25.02.2017 of M/s Harshit Singhania Buildcon
7. Copy of Permission for Colony Development dated 12.10.2012 of M/s Harshit Singhania Buildcon
8. Copy of Firm Registration dated 20.07.2011 of M/s Harshit Singhania Buildcon.
9. Copy of Permission for land development with approved Lay-out Plan from Town & Country Planning, Durg, dated 12.07.2012 & 30.09.2014

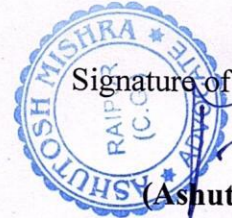


10. Copy of Release Certificate of mortgage plots dated 21.11.2016 of M/s Harshit Singhania Buildcon
11. Copy of Latest ROC Search be obtained of M/s Singhania Buildcon Pvt. Ltd.
12. Original Affidavit regarding non encumbrances of property not involved in any litigation in any court in the name of Owner

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

D. POST DISBURSEMENT DOCUMENT – N.A.

**Place : Raipur
Dated : 24.05.2018**



Signature of the Advocate

(Ashutosh Mishra)

A handwritten signature in blue ink, appearing to be "Ashutosh Mishra", written over a horizontal line.

ASHUTOSH MISHRA

Advocate

ADM SOLICITORS

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

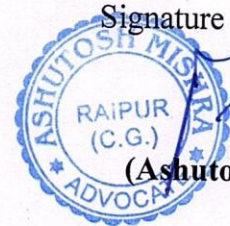
Mob. : 94255-48998
Phone : 0771 – 2222042 (O)
E-mail : adm.solicitors@gmail.com

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 Harshit Singhania Buildcon through its partner Singhania Buildcon Pvt. Ltd. through its Director Shri Subodh Singhania S/o Shri Shyam Lal Singhania derived valid, clear, legal & marketable title over the aforesaid property as mentioned in the schedule-I.

Place : Raipur
Dated : 24.05.2018



Signature of the Advocate

(Ashutosh Mishra)