

₹ 2189

2191

रसीद दरसावेज वगैरह 4439052

दफ्तर मुकाम

क्रिस को दी गई	(1) दरसावेज की तफसीलवारी व कीमत या दरसाखत की तारीख या क्रिसम जो मुहरबंद लिफाफा लिया गया हो जिसके बाबत फीस दाखिल हुई हो उसके ऊपर लिखी हुई इबारत	(2) तादाद फीस (अगर हो तो) दाखल शुदा	(3) राजस्वी के ओहदेदार के छोटे दरसाखत
(1)	20045-2015-16 1247 दरसाखत रसीद	(2)	(3)

तारीख . 1 MAY 2018

उप-पंजीयक

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VIJAY SHANKER TIWAREE

Advocate

779, 'Keshar Kunj'

Sundar Nagar, Raipur

Ph. 0771-2242945

Mobile- 94252-08945

Mobile- 90390-08945

e-mail: vijayshankartiwari @ yahoo co. in

ANNEXURE-14

Title Search Report & Legal Scrutiny Report

(To be issued on the Letterhead of the advocate)

To,

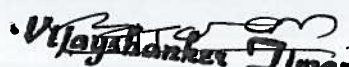
Sub: - Title Search Report & Legal Scrutiny Report with respect of property 1. Kh. No. 426/2, 426/7, 426/9, 426/11, Total Kh. No. 04 Area 0.012, 0.182, 0.061, 0.202, Total Area 0.457 Hect., 2. Kh. No. 426/12, 426/54, Total Kh. No. 02, Area 0.253, 0.257, Total Area 0.510 Hect., 3. Part of Kh. No. 426/52, 426/53, Total Kh. No. 02, Area 0.202, 0.217 Total Area 0.419 Hect., 4. Part of Kh. No. 424/3, 426/1, 426/3, 425/2, 424/2, Total Kh. No. 05, Area 0.028, 0.162, 0.067, 0.147, 0.082 Total Area 0.486 Hect., Situated at Telibandha, P. C. No. 113, R.I.C. Raipur -2, Tahsil & Dist. Raipur (C.G.) Owned by Sansar Builders Proprietor Shri Satyendra Agarwal S/O Shri B. P. Agarwal R/O Millenyam Plaza, Raipur, Tahsil & Dist. Raipur (C.G.).

Dear Sir,

As per your instruction, I **Vijay Shankar Tiwari**, Advocate have conducted the legal scrutiny of the aforesaid project and investigated the title **Sansar Builders Proprietor Shri Satyendra Agarwal S/O Shri B. P. Agarwal R/O Millenyam Plaza, Raipur, Tahsil & Dist. Raipur (C.G.)** 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 2003-04 to 2017-18 Sub-Register office Raipur & Khasra Trace Record for last 13 years from 2003-04 to 2017-18 with Revenue Departments to till date and submit my report as under:

 **SANSAR**
BUILDCON PVT. LTD.


DIRECTOR


Vijay Shankar Tiwari
(ADVOCATE)
779, Gaurikeshar Kunj
Sundar Nagar, RAIPUR (C.G.)

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

1.	Name & Address of the Developer :	Sansar Builders Proprietor Shri Satyendra Agarwal S/O Shri B. P. Agarwal R/O Millenyam Plaza, Raipur, Tahsil & Dist. Raipur (C.G.).
2.	Name & Address of the Landowner (Present Owner of the immovable property) :	Sansar Builders Proprietor Shri Satyendra Agarwal S/O Shri B. P. Agarwal R/O Millenyam Plaza, Raipur, Tahsil & Dist. Raipur (C.G.).
3	Address of the Property under the project:	Situated at Telibandha, P. C. No. 113, R.I.C. Raipur -2, Tahsil & Dist. Raipur (C.G.)

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

1	Plot No. / Land Revenue Survey Nos.Kh. No with its Area covered under Title scrutiny:	<p>1. Kh. No. 426/2, 426/7, 426/9, 426/11, Total Kh. No. 04 Area 0.012, 0.182, 0.061, 0.202, Total Area 0.457 Hect., Situated at Telibandha, P. C. No. 113, R.I.C. Raipur -2, Tahsil & Dist. Raipur (C.G.)</p> <p>2. Kh. No. 426/12, 426/54, Total Kh. No. 02, Area 0.253, 0.257, Total Area 0.510 Hect., Situated at Telibandha, P. C. No. 113, R.I.C. Raipur -2, Tahsil & Dist. Raipur (C.G.)</p> <p>3. Part of Kh. No. 426/52, 426/53, Total Kh. No. 02, Area 0.202, 0.217 Total Area 0.419 Hect., Situated at Telibandha, P. C. No. 113, R.I.C. Raipur -2, Tahsil & Dist. Raipur (C.G.).</p> <p>4. Part of Kh. No. 424/3, 426/1, 426/3, 425/2, 424/2, Total Kh. No. 05, Area 0.028, 0.162, 0.067, 0.147, 0.082 Total Area 0.486 Hect., Situated at Telibandha, P. C. No. 113, R.I.C. Raipur -2, Tahsil & Dist. Raipur (C.G.)</p>
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Vijay Shankar Jaiswal
(ADVOCATE)
779, Geurikesar Kumbh
Raipur Nagar. RAIPUR (C.G.)

2	Detailed Address of aforesaid Land/Plot: (village, Patwari Halka no., Block, Municipal Ward No., Tehsil, District, State, Pincode)	Situated at Telibandha, P. C. No. 113, R.I.C. Raipur -2, Tahsil & Dist. Raipur (C.G.)
3	Boundaries	<p>1. Kh. No. 426/2, 426/7, 426/9, 426/11, Total Kh. No. 04 Area 0.012, 0.182, 0.061, 0.202, Total Area 0.457 Hect., Boundaries North: Dharsa South: Purchasers land East: Purchasers Land West: Purchasers land</p> <p>2. Kh. No. 426/12, 426/54, Total Kh. No. 02, Area 0.253, 0.257, Total Area 0.510 Hect., Boundaries North: Sellers Land South: Kh. No. 427 East: Land of Kh. No. 426/2, 426/3 West: Kh. No. 426/8</p> <p>North: Dharsa & Kh. No. 426/9 South: Purchasers land East: Sellers Land West: Purchasers land</p> <p>3. Part of Kh. No. 426/52, 426/53, Total Kh. No. 02, Area 0.202, 0.217 Total Area 0.419 Hect., Boundaries North: Dharsa & Sellers Land South: Sellers Land East: Sellers Land West: Kh. No. 426/4</p>

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Vijay Kumar Hood
(ADVOCATE)
779, Baurikesar (Kanj)
Under Nagar, RAIPUR (C.G.)

		4. Part of Kh. No. 424/3, 426/1, 426/3, 425/2, 424/2, Total Kh. No. 05, Area 0.028, 0.162, 0.067, 0.147, 0.082 Total Area 0.486 Hect., Boundaries North: Kh. No. 424 South: Land of Suresh Agarwal & Purchaser East: Road & Kh. No. 425 West: Purchasers Land
4	Nature/Type of Land/Plot	Free Hold, Ownership

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.	07/02/2008	Sale deed Dated 07/02/2008 is Registered in the office of Sub- Registrar Durg, Vide Book No. A1, Volume No. 39226, Serial No. 5147 (Kh), Pages 22 to 49	Copy
2.	08/08/2007	Sale deed Dated 08/08/2007 is Registered in the office of Sub- Registrar Durg, Vide Book No. A1, Volume No. 37588, Serial No. 1736, Pages 26 to 37.	Copy
3.	25/09/2007	Sale deed Dated 25/09/2007 is Registered in the office of Sub- Registrar Durg, Vide Book No. A1, Volume No. 37970 Serial No. 2362, Pages 15 to 27.	Copy
4.	11/10/2007	Sale deed Dated 11/10/2007 is Registered in the office of Sub- Registrar Durg, Vide Book No. A1, Volume No. 38071, Serial No. 2601, Pages 88 to 100.	Copy
5.	06/11/2008	Diversion Certificate Dated 06/11/2008 & Latest Diverted form B-1.	Copy

6.	25/10/2008	Permission from Town & Country Planning Raipur Vide Memo No. 6485, its letter dated 25/10/2008	Copy
7.	13/07/2004	Colonizer Registration from Nagar Palika Nigam Raipur Vide Memo No. 48/2004, its letter dated 13/07/2004.	Copy
8.	25/02/2009	Colony Development from Nagar Palika Nigam Raipur Vide Memo No. 325/58/2008, its letter dated 25/02/2009.	Copy

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 are given as below:

1	Whether the Property is freehold or leasehold?	Free Hold
2	If Lease hold then tenure:	No
2.1.	Name of Lessor:	NA
2.2.	Whether permission for sale is/was obtained by the seller? (PI mentioned details of permission) Whether the same is required? Effects of Not obtaining?	NA
2.3.	Whether NOC for creation of Mortgage obtained? Is it required? Effects of Not obtaining?	NA
2.4.	Any other detrimental Clause in the lease-deed?	NA
3	How the Present Land Owner acquired title over the property? Whether by Purchase / Gift / Partition / Release / WILL / Inheritance / Allotment etc.	By Registered Sale deed
i.	In case of Purchase through Sale-deed:- Whether the Seller is /was competent to Sell?	Yes
ii.	How the Seller acquired the property?	Ancestral
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?	Previous Sale deed Available

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Vijayshanker Shrivastava
(ADVOCATE)
979, Gaurikesar Kunj
Tander Nagar, BAIPUR (C.C.)

iv.	Whether Seller has transferred clear, legal, marketable & free from all encumbrances' title in favor of Present Land Owner?	Yes, That I have also inspected the Index II Registrar for the last 13 years in the office of Sub-registrar Raipur (C.G.) but could not find any adverse entry. The said property is not transferred to any one to any way to others. No encumbrance and liabilities found
4	Whether minor's interest is involved in the property? If yes precautions to be taken	No
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?	I have undertaken search for Indices -II for a period of 12 years i.e. from 2003-04 to 2015-16. The Indices -II for the year 2015-16 and onwards are loose and unbound and not available for inspection, the same could not be verified by me. As regards the earlier years prior to the year 2015-16 are concerned, I have to certify that the title of the captioned party is valid and free from encumbrances besides being marketable. Sub Registrar office Raipur issued search receipt since 2003-04 to 2015-16 of last 12 years. Remaining search of 01 years done by me on Revenue Records, Diversion Department, Patwari Records & Kanungo Department.
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?	Yes
7	Whether you have verified the contents of the title-deeds? Whether any defect is found in the same?	Yes, 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

Vijay Shankar Tiwari

(NOTARY)

779, Gourkeshwar Kua)

Wazir, Raipur (C.G.)

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, Muteted in the of revenue receords.
11.1.	With Revenue Authority (mention the name of document by which it is ascertain)	Latest Diverted Form B-1
11.2.	With Municipal Corporation / DA / MPHB/Nazul	NO
11.3.	Effect of Non Mutation	NA
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
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.	No
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

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Vijay Kumar Singh
 1/3, Gaurikasan Kumbh
 Jawahar Nagar, RAIPUR (C.B.)

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.?	NA
20	Whether provisions of Urban Land Ceiling Act applicable/ permission obtained? of any restriction in transfer of title by the present landowner?	NA
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
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.	Brief history mentioned in colum no. 4 (History of title)

(Signature)
 (ADVOCATE)
 170, Chandrasar Kunj

4. HISTORY OF TITLE:

Due to unavailability of all the index II in the office of Sub-Registrar, Raipur searched said Khasra in P-II & Diversion office.

1. This Property Part of Kh. No. 424/3, 426/1, 426/3, 425/2, 424/2, Total Kh. No. 05, Area 0.028, 0.162, 0.067, 0.147, 0.082 Total Area 0.486 Hect., Situated at Telibandha, P. C. No. 113, R.I.C. Raipur -2, Tahsil & Dist. Raipur (C.G.) originally belongs to 1. Sajan Das S/O Shri Peshuram through M. M. Cionstruction, Raipur 2. A Shri Satish Kumar S/O Shri Devi Chand Jain through monika Builders & Developores, Katora Talab, Raipur B Shri Narendra Jain S/O Shri Devichand Jain R/O New Rajendra Nagar, Raipur 3. Smt. Nirmala W/O Shri Mahesh Kumar R/O E-5, Sector-2, Devendra Nagar, Raipur B. Shri Amit S/O Shri Kishan Lal Jumnani R/O Lakhe Nagar Chowk, Raipur. To complete the chain of title I have inspected the records of land which shows that the property, is recorded in the name of 1. Sajan Das S/O Shri Peshuram through M. M. Cionstruction, Raipur 2. A Shri Satish Kumar S/O Shri Devi Chand Jain through monika Builders & Developores, Katora Talab, Raipur B Shri Narenmdra Jain S/O Shri Devichand Jain R/O New Rajendra Nagar, Raipur 3. Smt. Nirmala W/O Shri Mahesh Kumar R/O E-5, Sector-2, Devendra Nagar, Raipur B. Shri Amit S/O Shri Kishan Lal Jumnani R/O Lakhe Nagar Chowk, Raipur.

That the vide sale deed dated 07/02/2008 1. Sajan Das S/O Shri Peshuram through M. M. Cionstruction, Raipur 2. A Shri Satish Kumar S/O Shri Devi Chand Jain through monika Builders & Developores, Katora Talab, Raipur B Shri Narenmdra Jain S/O Shri Devichand Jain R/O New Rajendra Nagar, Raipur 3. Smt. Nirmala W/O Shri Mahesh Kumar R/O E-5, Sector-2, Devendra Nagar, Raipur B. Shri Amit S/O Shri Kishan Lal Jumnani R/O Lakhe Nagar Chowk, Raipur sold the property to Sansar Builders Proprietor Shri Satyendra Agarwal S/O Shri B. P. Agarwal R/O Millenyam Plaza, Raipur, Tahsil & Dist. Raipur (C.G.). The sale deed Dated 07/02/2008 is Registered in the office of Sub- Registrar Durg, Vide Book No. A1, Volume No. 39226, Serial No. 5147 (Kh), Pages 22 to 49. After purchase of above said land purchaser Sansar Builders Proprietor Shri Satyendra Agarwal S/O Shri B. P. Agarwal R/O Millenyam Plaza, Raipur, Tahsil & Dist. Raipur (C.G.) has mutated his name in revenue records Order Dated 14/03/2008 in the court of Nayab Tahsildar, and ' Namantran' No. is -30.

2. This Property Part of Kh. No. 426/52, 426/53, Total Kh. No. 02, Area 0.202, 0.217 Total Area 0.419 Hect., Situated at Telibandha, P. C. No. 113, R.I.C. Raipur -2, Tahsil & Dist. Raipur (C.G.) originally belongs to Pooja Griha Nirman Sahkari Samiti

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Prayshankar Jiwari
Advocate
179, Gaurikesar Kanj
Under Nagar, RAIPUR (C.G.)

Maryadit, Gudhiyari, Raipur through president Shri Ajay M. Agarwal S/O Shri Mannu Lal Agarwal R/O Civil Lines, Raipur. To complete the chain of title I have inspected the records of land which shows that the property, is recorded in the name of Pooja Griha Nirman Sahkari Samiti Maryadit, Gudhiyari, Raipur through president Shri Ajay M. Agarwal S/O Shri Mannu Lal Agarwal R/O Civil Lines, Raipur.

That the vide sale deed dated 08/08/2007 Pooja Griha Nirman Sahkari Samiti Maryadit, Gudhiyari, Raipur through president Shri Ajay M. Agarwal S/O Shri Mannu Lal Agarwal R/O Civil Lines, Raipur sold the property to Shri Satyendra Agarwal S/O Shri B. P. Agarwal R/O Millenyam Plaza, Raipur, Tahsil & Dist. Raipur (C.G.). The sale deed Dated 08/08/2007 is Registered in the office of Sub- Registrar Durg, Vide Book No. A1, Volume No. 37588, Serial No. 1736, Pages 26 to 37. After purchase of above said land purchaser Shri Satyendra Agarwal S/O Shri B. P. Agarwal R/O Millenyam Plaza, Raipur, Tahsil & Dist. Raipur (C.G.) has mutated his name in revenue records Order Dated 18/09/2007 in the court of Nayab Tahsildar, and ' Namantran' No. is -156.

3. This Property Kh. No. 426/12, 426/54, Total Kh. No. 02, Area 0.253, 0.257, Total Area 0.510 Hect., Situated at Telibandha, P. C. No. 113, R.I.C. Raipur -2, Tahsil & Dist. Raipur (C.G.) originally belongs to Pooja Griha Nirman Sahkari Samiti Maryadit, Gudhiyari, Raipur through president Shri Ajay M. Agarwal S/O Shri Mannu Lal Agarwal R/O Civil Lines, Raipur. To complete the chain of title I have inspected the records of land which shows that the property, is recorded in the name of Pooja Griha Nirman Sahkari Samiti Maryadit, Gudhiyari, Raipur through president Shri Ajay M. Agarwal S/O Shri Mannu Lal Agarwal R/O Civil Lines, Raipur.

That the vide sale deed dated 25/09/2007 Pooja Griha Nirman Sahkari Samiti Maryadit, Gudhiyari, Raipur through president Shri Ajay M. Agarwal S/O Shri Mannu Lal Agarwal R/O Civil Lines, Raipur sold the property to Shri Satyendra Agarwal S/O Shri B. P. Agarwal R/O Millenyam Plaza, Raipur, Tahsil & Dist. Raipur (C.G.). The sale deed Dated 25/09/2007 is Registered in the office of Sub- Registrar Durg, Vide Book No. A1, Volume No. 37970 Serial No. 2362, Pages 15 to 27. After purchase of above said land purchaser Shri Satyendra Agarwal S/O Shri B. P. Agarwal R/O Millenyam Plaza, Raipur, Tahsil & Dist. Raipur (C.G.) has mutated his name in revenue records Order in the court of Nayab Tahsildar, and ' Namantran' No. is -22.

4. This Property Kh. No. 426/2, 426/7, 426/9, 426/11, Total Kh. No. 04 Area 0.012, 0.182, 0.061, 0.202, Total Area 0.457 Hect., Situated at Telibandha, P. C. No. 113, R.I.C. Raipur -2, Tahsil & Dist. Raipur (C.G.) originally belongs to Pooja Griha Nirman Sahkari Samiti Maryadit, Gudhiyari, Raipur through president Shri Ajay M. Agarwal S/O Shri Mannu Lal Agarwal R/O Civil Lines, Raipur. To complete the chain of title I have inspected the records of land which shows that the property, is recorded in the name of

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Vijaykumar Tiwari
(ADVOCATE)
179, Geurikesar Kua/
Raipur Durg. RAIPUR I.C.C.

Pooja Griha Nirman Sahkari Samiti Maryadit, Gudhiyari, Raipur through president Shri Ajay M. Agarwal S/O Shri Mannu Lal Agarwal R/O Civil Lines, Raipur.

That the vide sale deed dated 11/10/2007 Pooja Griha Nirman Sahkari Samiti Maryadit, Gudhiyari, Raipur through president Shri Ajay M. Agarwal S/O Shri Mannu Lal Agarwal R/O Civil Lines, Raipur sold the property to Shri Satyendra Agarwal S/O Shri B. P. Agarwal R/O Millenyam Plaza, Raipur, Tahsil & Dist. Raipur (C.G.). The sale deed Dated 11/10/2007 is Registered in the office of Sub- Registrar Durg, Vide Book No. A1, Volume No. 38071, Serial No. 2601, Pages 88 to 100. After purchase of above said land purchaser Shri Satyendra Agarwal S/O Shri B. P. Agarwal R/O Millenyam Plaza, Raipur, Tahsil & Dist. Raipur (C.G.) has mutated his name in revenue records Order in the court of Nayab Tahsildar, and 'Namantran' No. is -23.

Diversion Certificate :

That the above land Kh. No. 424/2,3, 425/3, 426/3,2,7,9,11,12,52,53, 54, 65, Area 19174 Sq. Fit. (Residential), 9684 Sq. Fit. (Commercial), is diverted for Residential purpose vide case No. अ वि अ/रा का मामला क्रमांक २११ अ/२ year 2008-09 and वि/कर्तव्यधिकारी का मा कं १९५ अ/२ year 2008-09 order dated 06/11/2008 by the court of S.D.O. Raipur (C.G.).

Building permission :

The said M/S Sansar Builders Shri Satyendra Agarwal S/O Shri B. P. Agarwal R/O Millenyam Plaza, Raipur, Tahsil & Dist. Raipur (C.G.) has also obtained necessary permission from Town & Country Planning Raipur Vide Memo No. 6485, its letter dated 25/10/2008 for the construction of residential house.

Registration Certificate :

The said M/S Sansar Builders Shri Satyendra Agarwal S/O Shri B. P. Agarwal R/O Millenyam Plaza, Raipur, Tahsil & Dist. Raipur (C.G.) has also obtained necessary Colonizer Registration from Nagar Palika Nigam Raipur Vide Memo No. 48/2004, its letter dated 13/07/2004.

Permission for Colony Development :

The said M/S Sansar Builders Shri Satyendra Agarwal S/O Shri B. P. Agarwal R/O Millenyam Plaza, Raipur, Tahsil & Dist. Raipur (C.G.) has also obtained necessary permission for Colony Development from Nagar Palika Nigam Raipur Vide Memo No. 325/58/2008, its letter dated 25/02/2009.

Vijay Kumar Singh
(ADVOCATE)
170, Gourikesar Kumbh
Gandhar Nagar, RAIPUR (C.G.)

TRACING OF TITLE

Sr. No	Khasra No., House No. & Area of Land	Date of Document	Detail of Title Deed	Boundary
1.	Kh. No. 426/2, 426/7, 426/9, 426/11, Total Kh. No. 04 Area 0.012, 0.182, 0.061, 0.202, Total Area 0.457 Hect., Situated at Telibandha, P. C. No. 113, R.I.C. Raipur -2, Tahsil & Dist. Raipur (C.G.)	07/02/2008	Sale deed Dated 07/02/2008 is Registered in the office of Sub- Registrar Durg, Vide Book No. A1, Volume No. 39226, Serial No. 5147 (Kh), Pages 22 to 49	Boundaries North: Dharsa South: Purchasers land East: Purchasers Land West: Purchasers land
2.	Kh. No. 426/12, 426/54, Total Kh. No. 02, Area 0.253, 0.257, Total Area 0.510 Hect., Situated at Telibandha, P. C. No. 113, R.I.C. Raipur -2, Tahsil & Dist. Raipur (C.G.)	08/08/2007	Sale deed Dated 08/08/2007 is Registered in the office of Sub- Registrar Durg, Vide Book No. A1, Volume No. 37588, Serial No. 1736, Pages 26 to 37.	Boundaries North: Sellers Land South: Kh. No. 427 East: Land of Kh. No. 426/2, 426/3 West: Kh. No. 426/8 North: Dharsa & Kh. No. 426/9 South: Purchasers land East: Sellers Land West: Purchasers land
3.	Part of Kh. No. 426/52, 426/53, Total Kh. No. 02, Area 0.202, 0.217 Total Area 0.419 Hect., Situated at Telibandha, P. C. No. 113, R.I.C. Raipur -2, Tahsil & Dist. Raipur (C.G.).	25/09/2007	Sale deed Dated 25/09/2007 is Registered in the office of Sub- Registrar Durg, Vide Book No. A1, Volume No. 37970 Serial No. 2362, Pages 15 to 27	Boundaries North: Dharsa & Sellers Land South: Sellers Land East: Sellers Land West: Kh. No. 426/4
4.	Part of Kh. No. 424/3, 426/1, 426/3, 425/2, 424/2, Total Kh. No. 05, Area 0.028, 0.162, 0.067, 0.147, 0.082 Total Area 0.486 Hect., Situated at Telibandha, P. C. No. 113, R.I.C. Raipur -2, Tahsil & Dist. Raipur (C.G.)	11/10/2007	Sale deed Dated 11/10/2007 is Registered in the office of Sub- Registrar Durg, Vide Book No. A1, Volume No. 38071, Serial No. 2601, Pages 88 to 100	Boundaries North: Kh. No. 424 South: Land of Suresh Agarwal & Purchaser East: Road & Kh. No. 425 West: Purchasers Land

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

As per diverted B1 record above said property diverted for residential purpose in the name of **Shri Satyendra Agarwal S/O Shri B. P. Agarwal R/O Millenyam Plaza, Raipur, Tahsil & Dist. Raipur (C.G.)**

(B) PERMISSIONS & APPROVALS:

In order to develop the aforesaid property/colony/project **Sansar Builders Proprietor Shri Satyendra Agarwal S/O Shri B. P. Agarwal R/O Millenyam Plaza, Raipur, Tahsil & Dist. Raipur (C.G.)** being colonizer/builder/developer of the said colony/project have obtained all the required permission and approvals from various authorities details given as under:

i) Colonizer 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 **Sansar Builders Proprietor Shri Satyendra Agarwal S/O Shri B. P. Agarwal R/O Millenyam Plaza, Raipur, Tahsil & Dist. Raipur (C.G.)** vide its Registration No. 48/2004 date 13/07/2004 for the area under Telibandha which was renewed with vide Letter no. Nil dated Nil.

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

That **Sansar Builders Proprietor Shri Satyendra Agarwal S/O Shri B. P. Agarwal R/O Millenyam Plaza, Raipur, Tahsil & Dist. Raipur (C.G.)** has/have got diverted said land bearing khasra No. for the residential & Commercial development of the colony over the Telibandha. vide its order no 211 dated 2008-09 vide its order no 195 dated 06/11/2008.

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

That thereafter said **Sansar Builders Proprietor Shri Satyendra Agarwal S/O Shri B. P. Agarwal R/O Millenyam Plaza, Raipur, Tahsil & Dist. Raipur (C.G.)** has obtained Residential development permission from the Nagar Palika Nigam Raipur CG vide its letter no. 325/58/2008 dated 25/02/2009 to develop said colony over the 1. Kh. No. 426/2, 426/7, 426/9, 426/11, Total Kh. No. 04 Area 0.012, 0.182, 0.061, 0.202, Total Area 0.457 Hect., 2. Kh. No. 426/12, 426/54, Total Kh. No. 02, Area 0.253, 0.257, Total Area 0.510 Hect., 3. Part of Kh. No. 426/52, 426/53, Total Kh.

No. 02, Area 0.202, 0.217 Total Area 0.419 Hect., 4. Part of Kh. No. 424/3, 426/1, 426/3, 425/2, 424/2, Total Kh. No. 05, Area 0.028, 0.162, 0.067, 0.147, 0.082 Total Area 0.486 Hect., Mauza - Situated at Telibandha, P. C. No. 113, R.I.C. Raipur -2, Tahsil & Dist. Raipur (C.G.) which was corrected with vide Letter no. Nil dated Nil.

That thereafter said Sansar Builders Proprietor Shri Satyendra Agarwal S/O Shri B. P. Agarwal R/O Millenyam Plaza, Raipur, Tahsil & Dist. Raipur (C.G.) has obtained Residential development permission from the SDO Raipur CG vide its letter no. 325/58/2008 dated 25/02/2009 to develop said colony over the Kh. No. 1. Kh. No. 426/2, 426/7, 426/9, 426/11, Total Kh. No. 04 Area 0.012, 0.182, 0.061, 0.202, Total Area 0.457 Hect., 2. Kh. No. 426/12, 426/54, Total Kh. No. 02, Area 0.253, 0.257, Total Area 0.510 Hect., 3. Part of Kh. No. 426/52, 426/53, Total Kh. No. 02, Area 0.202, 0.217 Total Area 0.419 Hect., 4. Part of Kh. No. 424/3, 426/1, 426/3, 425/2, 424/2, Total Kh. No. 05, Area 0.028, 0.162, 0.067, 0.147, 0.082 Total Area 0.486 Hect., Mauza - Situated at Telibandha, P. C. No. 113, R.I.C. Raipur -2, Tahsil & Dist. Raipur (C.G.)

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

That said Municipal Corporation / SDO has issued mortgage letter vide its no 1039/B.N.A.P/N.P.N./58/08 dated 28.02.2009 in respect to mortgaged of 25% area/flats/plots from aforesaid approved layout against guarantee of internal development of the said colony.

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

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

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

That said SANSAR BUILDERS has got NOC from NAZUL OFFICE for the said colony/project vide its letter no. 6A-20(4) dated 28/11/2008 for the development of the over the Kh. No. 426/12-54-2-7-9-11-52-53-3-65, 424/2-3, 425/3 Mauza TELIBANDHA, RAIPUR (C.G.).

That said has got NOC from PWD Department..... for the said colony/project vide its letter no. dated for the development of the over the Kh. No. Mauza - (C.G.)

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

That said SANSAR BUILDERS has obtained Building permission from the Nagar Nigam, CG vide its Permission no. (BLOCK A) 69 Date 22.05.2009, 76 Date 05.07.2009, 92 dated 03.09.2013 & (BLOCK B) 68 dated 22.05.2009, 153 dated 17.10.2011 (BLOCK C) 67 dated 22.05.2009 (BLOCK D) 56 dated 22.05.2009 (BLOCK E) 70 dated 22.05.2009 (BLOCK COMMERCIAL) 128 dated 17.07.2009 Club House 127 dated 17.07.2009 to develop said Residential Colony over the Kh. No. 426/12-54-2-7-9-11-52-53-3-65, 424/2-3, 425/3 comprising its area 1.872 Hect. Mouza – TELIBANDHA, RAIPUR PH. No. 113 R.I.C, Tehsil & Dist. RAIPUR (C.G).

Obtain from the builder

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

That thereafter in order to construction of Colony named as "SRISHTI'S PALAZZO " over the aforesaid land bearing Kh. No. 426/12-54-2-7-9-11-52-53-3-65, 424/2-3, 425/3 comprising its total area 1.872 Hect at Mouza - TELIBANDHA, RAIPUR the said land owner SANSAR BUILDERS was executed the Declaration under the provisions of M.P. Prakhoshta Adhiniyam 1976 and registered the same on dated 24/03/2013 in Book No. A1, Vol. No. 58281 vide its document no. 8585 & dated 19/03/2014 in Book No. A1, Vol. No. 62253 vide its document no. 10711 with Sub-Registrar office RAIPUR-CG. That said declaration has covered all the provisions of aforesaid Act and duly executed & registered

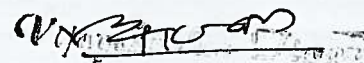
Obtain from the builder.

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 Sansar Builders Proprietor Shri Satyendra Agarwal S/O Shri B. P. Agarwal R/O Millenyam Plaza, Raipur, Tahsil & Dist. Raipur (C.G.) derived legal, valid marketable title over the said land 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 **Vijay Shankar Tiwari**, 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, charges etc. Over it and further that they will not transfer in any manner the whole or part of the interest or share of property, during the pendency of the loan.

It is further certify that the property as mentioned in the Schedule-I is not subject matter of any attachment or any process of court nor or they or any of them is the subject matter of any litigation pending before any court of law.

That there are no prior mortgages/charges whatsoever as found during my above referred, search at Sub-Registrar's office pertaining to the immovable property covered by the above said title-deeds/land records.

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

Enclosed:

Search Receipt No. 8/2184 dated 01/05/2018 of Rs. 120/- for the year 2004-05 to 2015-2016.

Vijay Shankar Tiwari
(ADVOCATE)

179, Gaurikesar Kunj

Under Bazar, RAIPUR (C.G.)

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

1. Original sale deed Dated 07/02/2008 is Registered in the office of Sub- Registrar Durg, Vide Book No. A1, Volume No. 39226, Serial No. 5147 (Kh), Pages 22 to 49
2. Original sale deed Dated 08/08/2007 is Registered in the office of Sub- Registrar Durg, Vide Book No. A1, Volume No. 37588, Serial No. 1736, Pages 26 to 37.
3. Original sale deed Dated 25/09/2007 is Registered in the office of Sub- Registrar Durg, Vide Book No. A1, Volume No. 37970 Serial No. 2362, Pages 15 to 27.
4. Original sale deed Dated 11/10/2007 is Registered in the office of Sub- Registrar Durg, Vide Book No. A1, Volume No. 38071, Serial No. 2601, Pages 88 to 100.
5. Diversion Certificate Dated 06/11/2008 & Latest Diverted form B-1.
6. Original permission from Town & Country Planning Raipur Vide Memo No. 6485, its letter dated 25/10/2008
7. Original Colonizer Registration from Nagar Palika Nigam Raipur Vide Memo No. 48/2004, its letter dated 13/07/2004.
8. Original Colony Development from Nagar Palika Nigam Raipur Vide Memo No. 325/58/2008, its letter dated 25/02/2009.

B. Pre Disbursement Document to be obtained from borrower –

FLATS / PLOTS-

1. Original sale deed Dated 07/02/2008 is Registered in the office of Sub- Registrar Durg, Vide Book No. A1, Volume No. 39226, Serial No. 5147 (Kh), Pages 22 to 49
2. Original sale deed Dated 08/08/2007 is Registered in the office of Sub- Registrar Durg, Vide Book No. A1, Volume No. 37588, Serial No. 1736, Pages 26 to 37.
3. Original sale deed Dated 25/09/2007 is Registered in the office of Sub- Registrar Durg, Vide Book No. A1, Volume No. 37970 Serial No. 2362, Pages 15 to 27.
4. Original sale deed Dated 11/10/2007 is Registered in the office of Sub- Registrar Durg, Vide Book No. A1, Volume No. 38071, Serial No. 2601, Pages 88 to 100.
5. Diversion Certificate Dated 06/11/2008 & Latest Diverted form B-1.
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7. Original Colonizer Registration from Nagar Palika Nigam Raipur Vide Memo No. 48/2004, its letter dated 13/07/2004.
8. Original Colony Development from Nagar Palika Nigam Raipur Vide Memo No. 325/58/2008, its letter dated 25/02/2009.

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

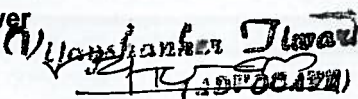
1. Original Sale Agreement in the name of Borrower.

D. POST DISBURSEMENT DOCUMENT –

- 1) Original Proposed Sale deed in the name of Borrower
- 2) Original Latest Diverted Form B-1

Place:

Date:


Signature
79, Gurikasar Road
Registrar Raipur, RAIPUR (C.O.)

VIJAY SHANKER TIWAREE

Advocate

779, 'Keshar Kunj'

Sundar Nagar, Raipur

Ph. 0771-2242945

Mobile- 94252-08945

Mobile- 90390-08945

e-mail: vijayshankartiwar @ yahoo co. in

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 **Sansar Builders Proprietor Shri Satyendra Agarwal S/O Shri B. P. Agarwal R/O Millenyam Plaza, Raipur, Tahsil & Dist. Raipur (C.G.)** derived valid, clear, legal & marketable title over the aforesaid property as mentioned in the schedule-I.

Place:

Date:


Name, Seal & Signature of the Advocate

(who have conducted the Search & Scrutiny of the records & documents)

Scrutiny of the records & documents)

779, 'Keshar Kunj'
Sundar Nagar, RAIPUR (C.G.)