

1033

कार्यालय

जुलै २०११

1005
AUG 20
राजस्थान
बीकानेर

॥ श्री गणेशाय नमः ॥

श्रीगणेश

भातिपूत :

84,00,000/-

Ref: bul21

1,00,000/-

मनके बसन्तपाल नाहटा पुत्र श्री जेठमल नाहटा, जाति नाहटा, आयु 45 वर्ष, निवासी नाहटा का चौक, बीकानेर - बहैसियत मुखत्याश्रु श्रीमती मंजू देवी पत्नी श्री भगीरथ रेगर, जाति रेगर, निवासी शिव बाड़ी, बीकानेर का हैं ।

जो कि मुझ भिकर की प्रिन्सिपला की एक खरीदशुदा खातेदारी कृषि भूमि वाके तक 11 बीएसएम (उदाहर) तहसील व जिला बीकानेर के मुरबा नम्बर 158/12 के किला नं. 6 में 1 बीघा, किला नं. 15 में 1 बीघा व मुरबा नम्बर 158/50 के किला नं. 1 ता 19 में 19 बीघा इस प्रकार दोनो मुरबों में कुल तादादी 21 बीघा कमाण्ड भूमि स्थित है । उक्त भूमि मुझ भिकर की प्रिन्सिपला

2.

28-6-82

29

A circular fingerprint is shown on the left, and a stylized signature is on the right. The signature appears to be 'J. Edgar' written in a cursive, looped style.

मिलान, क्रिया
युक्त
सुना
प्रभावित प्रतिनिधि

पुष्प पाणीयक (प्रधान)



नस्थान RASTHAN

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जानि मेघवंशी निवासीगण उदासर, बीकानेर से खरीद की हुई है । बाद खरीद उक्त भूमि का राजस्व रिकार्ड में अंकन जरिये नामान्तरण नं. 135 दिनांक 18.01.2010 को मेरी प्रिन्सिपला के नाम हो चुका है । इस प्रकार मेरी प्रिन्सिपला उक्त कृषि भूमि की एक मात्र तन्हा मालिक व काबिज खातेदार है । उसे उक्त कृषि भूमि की बाबत हर प्रकार के अधिकारात हासिल हैं वह इसे चाहे जिस तरह से रहन, बैय, मुत्ताकिल कर सकती है । चूंकि मेरी प्रिन्सिपला अपने निजी कार्यों में अत्यधिक व्यस्त रहती है इसलिये उन्होंने अपनी उक्त कृषि भूमि बाबत मुझ भिकर को जरिये मुख्तयारनामा अपना मुख्तयार आम नियुक्त कर रखा है तथा अपनी उपरोक्त वर्णित कृषि भूमि बाबत तमाम प्रकार के अधिकार प्रदान कर रखे हैं । वर्तमान में मुझ भिकर की प्रिन्सिपला को अपनी जायज जरूरियात हेतु रूपयों की सख्त आवश्यकता है और रूपया जुटाने का अन्य कोई जरिया नहीं है इसलिये उन्होंने उक्त रकबा को विक्रय करने हेतु मुझ भिकर को निर्देशित किया । अपनी प्रिन्सिपला के निर्देशानुसार काफी खोजबीन पश्चात् अब श्री बाबूला पुत्र श्री बृज लाल, जाति नायक, आयु 26 वर्ष, निवासी कनासियों का मोहल्ला, अमरसिंहपुरा, बीकानेर मिले हैं जो मुझ भिकर की प्रिन्सिपला की उपरोक्त वर्णित कृषि भूमि वाके चक 11 बीएसएम (उदासर) तहसील व जिला बीकानेर के मुरबा नम्बर 158/42 के किला नं. 6 में 1 बीघा, किला नं. 15 में 1 बीघा व मुरबा नम्बर 158/50 के किला नं. 1 ता 19 में 19 बीघा इस प्रकार दोनों मुरबों में कुल तादादी 21 बीघा कमाण्ड को बएचज रूपये 84,00,000/- (अखरे रूपये गौरासी लाख मात्र) में खरीद करना चाहते हैं जिनके प्रस्ताव से स्वीकृत व

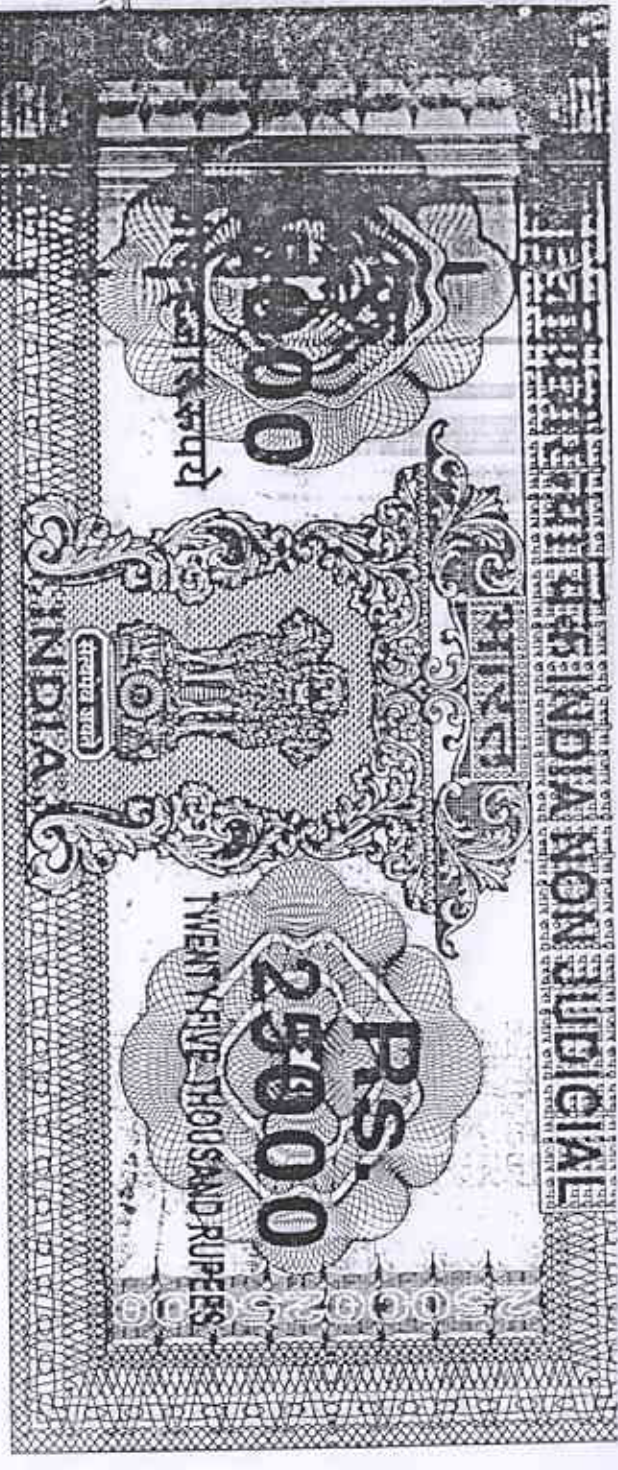
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3.

12 Nov 2011

बीकानेर रोड (क) हो गया अपनी प्रिन्सिपला के प्रत्यक्ष लाभ व हित को ध्यान में रखते हुए,
(राज्य सरकार) निदेशानुसार उनकी उपरोक्त वर्णित कृषि भूमि बाके चक 11 बीएसएम

(उदासर) तहसील व जिला बीकानेर के मुरबा नम्बर 158/42 के किला नं. 6 में 1 बीघा, किला नं. 15 में 1 बीघा व मुरबा नम्बर 158/50 के किला नं. 1 ता 19 में 19 बीघा इस प्रकार दोनों मुरबों में कुल तादादी 21 बीघा कमाण्ड को बएवज रूपये 84,00,000/- (अखरे रूपये चौरासी लाख मात्र) में बहक श्री बाबूलाल पुत्र श्री बृज लाल, जाति नायक, आयु 26 वर्ष, निवासी कनासियों का मोहल्ला, अमरसिंहपुरा, बीकानेर को विक्रय करता हूँ व लिखे देता हूँ कि प्रतिफल की राशि निम्नानुसार मुझ भिकर ने अपनी प्रिन्सिपला की ओर से क्रेता से प्राप्त कर ली है-

राशि	चैक नं.	दिनांक	वैक
10,00,000/-	520107	20.09.2011	ओरियन्टल बैंक ऑफ कॉमर्स, मॉर्डन

10,00,000/-	520110	20.12.2011	- उपरोक्त -
10,00,000/-	520111	20.01.2012	- उपरोक्त -
10,00,000/-	520112	15.02.2012	- उपरोक्त -
10,00,000/-	520113	25.02.2012	- उपरोक्त -
14,00,000/-	520114	25.03.2012	- उपरोक्त -

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प्राप्ति का प्रमाण

मिलान किया सुना



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RAJASTHAN

राजस्थान

2011

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राजस्थान

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प्रकार मुद्रा भिकर ने प्रतिफल पेटे उपरोक्तानुसार चैक प्राप्त कर लिये
मिकर स्वीकृति व सहमति देता हूँ व लिख कर देता हूँ कि आज
तक जहाँ तक-हकूक, मालिकाना, काबिजाना खातेदारी अधिकार मेरी प्रिन्सिपला को
विक्रित रकबा की बाबत प्राप्त थे वे तमाम आज के बाद इस बैयनामा के आधार
पर खरीददार को प्राप्त हो गये हैं व रहेंगे । विक्रित रकबा पर आज दिन वास्तव
में ही भौके पर कब्जा हल चलवा कर खरीददार को कराया दिया गया है । अब
खरीददार को अधिकार होगा कि वो उक्त विक्रित रकबा को जिस प्रकार से चाहे
अपने भोग, उपयोग में लेवे, रहन, बैय, मुत्ताकिल करे, इसमें काशत आदि करे ।
इसमें मेरे प्रिन्सिपल व उनके वारिसान को कोई उज्र व एतराज नहीं होगा ।
आज से पूर्व विक्रित रकबा मेरे प्रिन्सिपल द्वारा किसी अन्य को रहन, बैय व
मुत्ताकिल किया हुआ नहीं है और ना ही किसी से मुहायदा ही किया हुआ है, ना
ही कोई ऋण आदि बकाया है, ना ही कोई राजकीय रकम बकाया है । विक्रित
रकबा माक व साफ है । टाईटल में मूल कागजातों की प्रतियां खरीददार को
सौंप दी है । टाईटल की बाबत मैं अपनी प्रिन्सिपला की ओर से गारन्टी व
वारन्टी देता हूँ कि विक्रित रकबा के टाईटल में किसी क्रिस्म का डिफेक्ट
निकलेगा जिससे खरीददार को कोई क्षति कारित होगी तो खरीददार को अधिकार
होगा कि वह अपनी तमाम क्षतिपूर्ति राशि मय खर्चा हर्जा मेरी प्रिन्सिपला व उनकी
जात व जायदाद हर क्रिस्म से वसूल पा सकेगा । अब खरीददार को अधिकार
होगा कि वो उक्त विक्रित रकबा का इन्तकाल राजस्व रिकार्ड में मेरी प्रिन्सिपला

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2011



2011



प्रमाणित प्रसिद्धि

राजस्थान प्रकीयक (10/11/11)

पक्ष

मिलान किया सुना

राजस्थान प्रकीयक (10/11/11)



MASTHAN

103334

स्टाम्प तकमिलान संलग्न

वैयनामा

बसन्तपाल नाहटा पुत्र श्री जेठमल नाहटा, जाति नाहटा,
आयु 45 वर्ष, निवासी नाहटों का चौक, बीकानेर

बहक

श्री बाबूलाल पुत्र श्री वृज लाल, जाति नायक,
आयु 26 वर्ष, निवासी कनासियों का मोहल्ला, अमरसिंहपुरा, बीकानेर

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प्रमाणित मिलासिद्धि

राम प्रवीण (अपना)

बसन्तपाल पुत्र नाहटा का चौक

मिलान किया

पकी सुना



STHAN

1033335

स्टाम्प तकमिलन संलग्न

वैयनामा

बसन्तपाल नाहटा पुत्र श्री जेठमल नाहटा, जाति नाहटा,
आयु 45 वर्ष, निवासी नाहटों का चौक, बीकानेर

बहक

श्री बाबूलाल पुत्र श्री बृज लाल, जाति नायक,
आयु 26 वर्ष, निवासी कनासियों का मोहल्ला, अमरसिंहपुरा, बीकानेर

28/12

28/12



वेव

प्रमाणित प्रतिलिपि

28/12/2005

मिलान किया
पुना



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स्टाम्प तकमिलान संतान

वैयनामा

बसन्तपाल नाहटा पुत्र श्री जेठमल नाहटा, जाति नाहटा,
आयु 45 वर्ष, निवासी नाहटों का चौक, बीकानेर

बहक

श्री बाबूलाल पुत्र श्री बृज लाल, जाति नायक,
आयु 26 वर्ष, निवासी कनासियों का मोहल्ला, अमरसिंहपुरा, बीकानेर



प्रमाणित मल्लिकार्जुन

मिकान, किया
रु.



RAJASTHAN

129806

9 APR 2011

334006

स्वाम्य तकमिलन संलग्न

बैयनामा

बसन्तपाल नाहटा पुत्र श्री जेठमल नाहटा, जाति नाहटा,
आयु 45 वर्ष, निवासी नाहटों का चौक, बीकानेर

बहक

श्री बाबूलाल पुत्र श्री वृज लाल, जाति नायक,
आयु 26 वर्ष, निवासी कनारियों का गौहत्ता, अमरसिंहपुरा, बीकानेर

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प्रमाणित प्रमाणित

मिलान, किया

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RAJASTHAN

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2011

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स्वाम्य तकमिलन संलग्न

वैयनामा

बसन्तपाल नाहटा पुत्र श्री जेठमल नाहटा, जाति नाहटा,
आयु 45 वर्ष, निवासी नाहटों का चौक, बीकानेर

बहक

श्री बाबूलाल पुत्र श्री बृज लाल, जाति नायक,
आयु 26 वर्ष, निवासी कनासियों का मौहला, अमरसिंहपुरा, बीकानेर

2.5.11



शंज

प्राप्ति प्राप्त

गोपनीय (प्रामाण्य)

प्राप्ति प्राप्त

मिलान किया
पक्ष सुन

प्राप्ति प्राप्त





PUNJAB

198 2011

334005

स्टाम्प तकमिलन संलग्न

वैयनामा

बसन्तपाल नाहटा पुत्र श्री जेठमल नाहटा, जाति नाहटा,
आयु 45 वर्ष, निवासी नाहटों का चौक, बीकानेर

बहक

श्री बाबूलाल पुत्र श्री बृज लाल, जाति नायक,
आयु 26 वर्ष, निवासी कनासियों का मौहल्ला, अमरसिंहपुरा, बीकानेर

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प्रमाणित न्यायिक

महान, किरा
पक्ष सुना

01/05/11

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अपूर्वा

And Claimant)

एक-दवाव के लिखा कर इसे पक, पुन, व समझ कर, सही होना मानकर, रूबरू
 पाहलेअवनेकेसुरमासहद सीयेअवकिताकठहिये हैं ताकि सनद रहे व वक्ता जरूरत
 नमा अकि सुन व समझकर निष्पादन करना स्वीकार किया।
 मिलिकल राशी २००-8400000 / -- पूर्व में २०००

समाप्त/मे.नं.रू० 8400000/-पूर्व मे.

अथ निष्पादन कर्त्तव्यी पद्धत्या

श्री / श्रीमती / भ्राता BHAGIRATH स्वामी निषादक
गया / पुत्री / पत्नी / श्री OMPRAKASH गुप्त
REGAR प्रजाय FARMER
SHIVBARI BIKANER ..

श्रीमती / सुश्री VIJAY KUMAR VYAS ADVOCATE
पत्नी / पत्नी श्री उम्र 0 वर्ष (बालक पाल जाहदा)

व्यवसाय ने की है जिनके निवासी

विक्रेता
बहैसियत मुख्त्यार

समस्त हस्ताक्षर एवं आंगुठा के निशान भेरे समक्ष लिखे जायें हैं।

(2011016272)
(SALE DEED) (CONVEYANCE DEED) (बुलत नायक)
शुभ प्रतीक BIKANER

श्री

प्रमाणित प्रमाणित
 नमः श्रीगुरुभ्यो नमः
 प्रमाणित प्रमाणित
 नमः श्रीगुरुभ्यो नमः
 प्रमाणित प्रमाणित
 नमः श्रीगुरुभ्यो नमः



ANNEXURE - IV

SPECIAL REPORT ON TITLE

Regarding Property Situated at Khata No. 29, Murabba No. 158/42 Kila No. 6 & 15 measuring 2 Bigha and Murabba No. 158/50 Kila No. 1 to 19 measuring 19 Bigha total measuring 21 Bigha at Chack 11 BSM, Residential Scheme Laxmi Vihar, Village Udasar, Teh. & Distt. Bikaner

Belonging to Sh. Babulal son of Sh. Brijlal by caste Nayak R/o Amarsinghpura, Bikaner through its power of attorney holder Do Bhai Developers Pvt. Ltd, Bikaner - Director Nirmal Kamra (Present owner of the property)

ASPECTS TO BE
CONSIDERED

COUNSEL'S STATEMENT

A. PARTICULARS

- | | | |
|---|--|---|
| 1 | Name of the Borrower with address : | Sh. Babulal son of Sh. Brijlal by caste Nayak R/o Amarsinghpura, Bikaner through its power of attorney holder Do Bhai Developers Pvt. Ltd, Bikaner - Director Nirmal Kamra |
| 2 | Name of the person offering Mortgage with parentage/ constitution and address : | Sh. Babulal son of Sh. Brijlal by caste Nayak R/o Amarsinghpura, Bikaner through its power of attorney holder Do Bhai Developers Pvt. Ltd, Bikaner - Director Nirmal Kamra |
| 3 | Details of the property to be mortgaged : As per title deed ---

As per present position---- | Khata No. 29, Murabba No. 158/42 Kila No. 6 & 15 measuring 2 Bigha and Murabba No. 158/50 Kila No. 1 to 19 measuring 19 Bigha total measuring 21 Bigha at Chack 11 BSM, Residential Scheme Laxmi Vihar, Village Udasar, Teh. & Distt. Bikaner

North:
South: According to lay out plan of Laxmi Vihar approved by UIT, Bikaner
East:
West: |

B. INVESTIGATIONS

- 1 Details of the title deeds/documents (including Link Deeds/Parent

For Do Bhai Developers Pvt. Ltd.

Director/Auth. Sign

1

Dr. Rakesh Dhawan
Advocate
M-9414023388



deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration)

- A. Original Copy of Sale Deed executed by **Basantpal Nahta S/o Sh. Jethmal Nagta POA holder of Smt. Manju Devi wife of Bhagirath** in favour of **Babulal S/o Sh. Brijlal**. Sale Deed Registered in the office of Sub Registrar-I, Bikaner 21.10.2011
- B. Certified Copy of Jamabandi 2069-2072 signed by Patari Halka, dated 09.02.2013 of Khata No. 29, Murabba No. 158/42 Kila No. 6 & 15 measuring 2 Bigha and Murabba No. 158/50 Kila No. 1 to 19 measuring 19 Bigha total measuring 21 Bigha at Chack 11 BSM, Residential Scheme Laxmi Vihar, Village Udasar, Teh. & Distt. Bikaner.
- C. Certified Copy of Map of Land of Khata No. 29, Murabba No. 158/42 Kila No. 6 & 15 measuring 2 Bigha and Murabba No. 158/50 Kila No. 1 to 19 measuring 19 Bigha total measuring 21 Bigha at Chack 11 BSM, Residential Scheme Laxmi Vihar, Village Udasar, Teh. & Distt. Bikaner.
- D. Original Copy of Developers Agreement which is executed between **Babulal S/o Sh. Brijlal** and **Do Bhai Developers Pvt. Ltd., Bikaner**. Developers Agreement attested by Notary Public on 30.05.2012
- E. Original Copy of General Power of Attorney on 30.05.2012 executed by **Babulal S/o Sh. Brijlal** in favour of **Do Bhai Developers Pvt. Ltd., Bikaner**. General Power of Attorney Registered in the office of Sub Registrar-II, Bikaner 05.08.2013
- F. Certified Copy of Mutation No. 176 signed by Tehsildar (Revenue) Bikaner dated 10.06.2013
- G. Original Copy of Office Order no. 8839, dated 31.05.2013 which has been issued by UIT, Bikaner in favour of **Sh. Babulal S/o Sh. Brijlal**

For Do Bhai Developers Pvt. Ltd.

Director/Auth. Sign

[Signature]
Dr. Rakesh Dhawan
Advocate
M-9414023388



- H. Certified Copy Proposed Layout Plan of Residential Scheme
LAXMI VIHAR, Khata No. 29, Murabba No. 158/42 Kila No.
6 & 15 measuing 2 Bigha and Murabba No. 158/50 Kila No. 1
to 19 measuring 19 Bigha total measuring 21 Bigha which
has been signed by Competent Authority Bikaner
- I. Original Copy Memorandum and Articles of Association of Do
Bhai Developes Pvt. Ltd.
- 2 Whether certified copies
have been obtained from the
registrar's office NA
3. Whether the document in
hand are compared with the
certified copies and whether
documents given as original
title deeds raise any doubt
or suspicion? YES
- 4 Whether the registration
particulars number & date
and page particulars as
given in the title deed shown
to the counsel tally with the
particulars as stated in the
records of the registrar's
office? Yes
- 5 Whether the registration
particulars number & date
and page particulars as
given in the title deed tally
with the particulars as stated
in the certified copy as
obtained from the registrar's
office? Yes
- 6 Whether the photographs of
parties as affixed in
conveyance deed/ title deed
tally with the photograph NA

For Do Bhai Developers Pvt. Ltd.

Director/Auth. Sign

21/12/2017
Dr. Rakesh Dhawan
Advocate
M-9414023388



- seen in the certified copy as obtained from the registrar's office ?
- 7 Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?
- 8 Whether the property has been mutated in the name of the person offering the mortgage?
- 9 Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?
- 10 Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for non-agricultural purposes).
- 11 Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of property to residents outside the State).
- Yes
- this residential scheme is approved by UIT, Bikaner. Proposed lay out plan is enclosed with this report and in Jamabandi name of borrower Babulal and name of UIT, Bikaner is endorsed.
- Yes, UIT will issue seperate patta of every plot of proposed residential scheme which shall be deposited in bank. Present documents showing that scheme is approved by UIT and is in the name of borrower Babulal who has executed a development agreement with Do Bhai Developer Pvt. Ltd.
- NO, on issuing patta by UIT, Bikaner that patta will be deposited in the bank and equitable mortgage can be created on it.
- No

For Do Bhai Developers Pvt. Ltd.

Director/Auth. Sign

21/3/21 WRT
Dr. Rakesh Dhawan
Advocate
M-9414023388



- 12 Whether all the approvals, clearance/sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained? NA
- 13 Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property ? If so, its effect thereof. No.
- 14 Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894? No.
- 15 Whether Urban Land Ceiling Act is applicable in the State where the property is located? N.A.
- 16 In case of leasehold property, whether permission/ NOC from the lessor is required for creation of mortgage? whether permission of the lessor/NOC is obtained? NA
- 17 What is the rate of sharing of unearned income with lessor, in the event of sale of the property? NA
- 18 Whether copy of title deed NA

For Do Bhai Developers Pvt. Ltd.

Director/Auth. Sign

11/2/14
Dr. Rakesh Dhawan
Advocate
M. 9414023388



favouring lessor (other than Govt.) is made available to examine the validity of the lease?

19 Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.

NA

20 Whether any permission of Income Tax Authorities/ Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?

N.A.

21 In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?

N.A.

22 Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor?

N.A.

(Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation.)

DATE : 24.02.2016
PLACE : Bikaner

For Do Bhai Developers Pvt. Ltd.

Director/Auth. Sign

21/2/2016
DR. RAKESH DHAWAN
(ADVOCATE)
M-9414023388



ANNEXURE - V

CERTIFICATE

REFERENCE NO....

COUNSEL'S NAME & ADDRESS

DR. RAKESH DHAWAN
(ADVOCATE)

ENTRY SERIAL NO. 03/REGISTER NO. 01 OF YEAR 2012

(Counsel to give serial no. to the certificate as entered in register of searches maintained by him)

DATE : 24.02.2016

The Chief Manager
Punjab National Bank,
Retail Asset Branch, Bikaner

Opinion on investigation of title and obtaining of search report in respect of property situated at Khata No. 29, Murabba No. 158/42 Kila No. 6 & 15 measuring 2 Bigha and Murabba No. 158/50 Kila No. 1 to 19 measuring 19 Bigha total measuring 21 Bigha at Chack 11 BSM, Residential Scheme Laxmi Vihar, Village Udasar, Teh. & Distt. Bikaner Belonging to Sh. Babulal son of Sh. Brijlal by caste Nayak R/o Amarsinghpura, Bikaner through its power of attorney holder Do Bhai Developers Pvt. Ltd, Bikaner - Director Nirmal Kamra

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed.

For Do Bhai Developers Pvt. Ltd.

Director/Auth. Sign

12/2/2016

Dr. Rakesh Dhawan
Advocate
M-9414023388



I hereby certify that the registration particulars- number, date and page particulars etc. as shown in the original title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar/Registrar of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photograph of previous owner and of intending mortgagor affixed /seen in the title deed tally with records of registration office as well as certified copy of the title deed.

Chain of title relating to the property is complete as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of the office of Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities.

I shall be liable / responsible, if any loss is caused to the Bank due to negligence on my part in making the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by the INDIAN BANKS ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks / financial Institutions.

The search report of which is annexed hereto, conducted by me, for the period from year 2004 to 2016 does not disclose any encumbrances.

I have not given opinion earlier on investigation of title relating to the same property as detailed hereunder:

- (a) Name of lender-
- (b) Date of opinion & reference no.(if any)
- (c) Remarks -

For De Bhai Developers Pvt. Ltd.

Director/Auth. Sign

21/12/2017
Dr. Rakesh Dhawan
J-140, Ballabh Garden, Bikaner - 334003
M-9414023388

I find no defects in the title of the person offering mortgage:-

I hereby certify that Sh. Babulal son of Sh. Brijlal by caste Nayak R/o Amarsinghpura, Bikaner through its power of attorney holder Do Bhai Developers Pvt. Ltd, Bikaner - Director Nirmal Kamra has a clear, valid and marketable title over the above said property and she is competent to create the mortgage.

The valid equitable mortgage can be created by deposit of the following original title deed and property is covered under sarfasi act

The said title deeds are Original and genuine and are not duplicate or fake as observed by me:—

(Give hereunder details of title deeds which are required to be deposited to create equitable mortgage)

- A. Original Copy of Sale Deed executed by Basantpal Nahta S/o Sh. Jethmal Nagta POA holder of Smt. Manju Devi wife of Bhagirath in favour of Babulal S/o Sh. Brijlal. Sale Deed Registered in the office of Sub Registrar-I, Bikaner 21.10.2011
- B. Certified Copy of Jamabandi 2069-2072 signed by Patari Halka, dated 09.02.2013 of Khata No. 29, Murabba No. 158/42 Kila No. 6 & 15 measuring 2 Bigha and Murabba No. 158/50 Kila No. 1 to 19 measuring 19 Bigha total measuring 21 Bigha at Chack 11 BSM, Residential Scheme Laxmi Vihar, Village Udasar, Teh. & Distt. Bikaner.
- C. Certified Copy of Map of Land of Khata No. 29, Murabba No. 158/42 Kila No. 6 & 15 measuring 2 Bigha and Murabba No. 158/50 Kila No. 1 to 19 measuring 19 Bigha total measuring 21 Bigha at Chack 11 BSM, Residential Scheme Laxmi Vihar, Village Udasar, Teh. & Distt. Bikaner.

For Do Bhai Developers Pvt. Ltd.

Director/Auth.Sign

9

Dr. Rakesh Dhawan
ADVOCATE
M-9414023388



- D. Original Copy of Developers Agreement which is executed between Babulal S/o Sh. Brijlal and Do Bhai Developers Pvt . Ltd., Bikaner. Developers Agreement attested by Notary Public on 30.05.2012
- E. Original Copy of General Power of Attorney on 30.05.2012 executed by Babulal S/o Sh. Brijlal in favour of Do Bhai Developers Pvt . Ltd., Bikaner. General Power of Attorney Registered in the office of Sub Registrar-II, Bikaner 05.08.2013
- F. Certified Copy of Mutation No. 176 signed by Tehsildar (Revenue) Bikaner dated 10.06.2013
- G. Original Copy of Office Order no. 8839, dated 31.05.2013 which has been issued by UIT, Bikaner in favour of Sh. Babulal S/o Sh. Brijlal
- H. Certified Copy Proposed Layout Plan of Residential Scheme LAXMI VIHAR, Khata No. 29, Murabba No. 158/42 Kila No. 6 & 15 measuring 2 Bigha and Murabba No. 158/50 Kila No. 1 to 19 measuring 19 Bigha total measuring 21 Bigha which has been signed by Competent Authority Bikaner
- I. Original Copy Memorandum and Articles of Association of Do Bhai Developes Pvt. Ltd.
- I have returned the original title deeds and other documents shown to me to the Branch official Shri against receipt.

- Encl: 1. Special Report
2. Chain of Title
3. Search Report

21/2/14

DR. RAKESH DHAWAN
(ADVOCATE)

Dr. Rakesh Dhawan
Advocate
M-9414023388

For Do Bhai Developers Pvt. Ltd.

Director/Auth. Sign



Annexure VA

SEARCH REPORT

Account _____

The Chief Manager
Punjab National Bank,
Retail Asset Branch, Bikaner

Search report relates to searches made in :

- a) Sub Registrar Office.
- b) Registrar of Companies.
- c) Courts.
- d) Other offices :

- a) Office of the Co-operative Society.
- b) _____ Development Authority.
(DDA/HUDA/and the like)

e) Any other documents

- i) Receipt for payment of Municipal Taxes etc.

1. Sub Registrar /Registrar of Assurance Office
The encumbrance certificate was obtained from the Sub Registrar, Bikaner for the period from 2004 to 2016 and the same disclosed following encumbrances (Certificate enclosed):

- a) (If there is no system of issue of encumbrance certificate in the office of Sub registrar, it be stated accordingly)

2. Besides obtaining encumbrance certificate from the Sub Registrar, personal search was carried out by me for the purpose. Inspection was made on 19.02.2016 for the period from 2004 to 2016 at the following sub registrar / offices:-

(There is no system of issue of encumbrance's certificate in the office of Sub registrar. Hence personal search was carried out for the purpose, inspection was made on 19.02.2016 for the period from 2004 to 2016 at the following sub registrar/offices:-)

For Do Bhai Developers Pvt. Ltd.

Director/Auth. Sign

Rakesh Dhawan
Dr. Rakesh Dhawan
N-9414023388



a) Sub Registrar Bikaner (Fee Receipt No. 2016001360, 2016001359 Rs. 650/- dated 19.02.2016 is enclosed)

The search report disclosed the followings encumbrances:-

3. The Ownership of the property being of a company, search was conducted in the following offices of the registrar of companies: -

The search made out in the office of Registrar of Companies disclosed:- N.A.

ROC	INFORMATION

4. Inspection of Court records disclosed :- N.A.

(This may detail Suit pending, Decrees, Attachment before Judgment Injunction, Appointment of Receiver, Appointment of Liquidator)

Name of Court	Date of Order	Nature of Order

5. Searches made / Inspections carried out in the following offices disclosed : N.A.

Office	Date of search/ Inspection	Information
Sub Registrar Bikaner	19.02.2016	

6. A study of the following documents disclosed :

Details of documents perused	Information

Defects noticed are indicated in the Certificate given by me. No.

For Do Bhai Developers Pvt. Ltd.

Director/Auth. Sign

21/2/2017
DR. RAKESH DHAWAN
(ADVOCATE)

M-9414023388

REGISTRATION SUBTAMERS DEPARTMENT
GANDHI COLONY, LALGARH, BIKANER
(Rule 75 & 131)

FEE RECEIPT

Fee Sr. No. : 2016001359 Dated : 19/02/2016
Presenter Name : DR. RAKESH DHAWAN ADV. From Year : 2011
Presenter Address : BIKANER
Document Type : Inspection and Search (per year)
Claimant Name : DO BHAI DEV., BIKANER
Document S.No. : 2016001593 To Year : 2016

Ordinary Registration Fee	: 300	Commission Fee	: 0
Copy/Scanning/Inspection Fee	: 0	Custody Fee	: 0
Fee for Memorandum u/s 64-67	: 0	Miscellaneous Fee	: 0
Certified Copying Fee u/s 57	: 0	Stamp Duty Cash	: 0
Surcharge on Stamp Duty	: 0		
Late Fee u/s 25-34	: 0		

TOTAL : 300

Already Paid

E-Stamp No : / Amount : 0

(Paid) - DD No. : / Amount : 0
DD Drawn Bank : / 19/02/2016

(Paid) - EGRAS GRN No. : / Amount : 0
Deposit Bank : / Date : 19/02/2016

(Paid) - E-Stamp Id No. : / Amount : 0
E-Stamp Date : 19/02/2016

(Paid) - E-Mitra Token No. : / Amount : 0
E-Mitra Token Date : 19/02/2016

(Paid) - SHCIL Recpt No. : RJ1619101602509 / Amount : 300
SHCIL Receipt Date : 19/02/2016

(Paid) - Cash Recpt No. : / Amount : 0
Date : 19/02/2016

Amount Rs. Three Hundred only

Cashier

Sub Registrar, BIKANER-II

REGISTRATION & STAMPS DEPARTMENT
OFFICE OF SUB REGISTRAR-II
GANDHI COLONY. LALGARH. BIKANER
(Rule 75 & 131)
FEE RECEIPT

Fee Sr. No. : 2016001360
Presenter Name : DR. RAKESH DHAWAN ADV.
Presenter Address : BIKANER
Document Type : Inspection and Search (per year)
Claimant Name : BABULAL, BIKANER
Document S.No. : 2016001594

Dated : 19/02/2016
From Year : 2011

To Year : 2016

Ordinary Registration Fee	: 300	Commission Fee	: 0
Copy/Scanning/Inspection Fee	: 0	Custody Fee	: 0
Fee for Memorandum u/s 64-67	: 0	Miscellaneous Fee	: 0
Certified Copying Fee u/s 57	: 0	Stamp Duty Cash	: 0
Surcharge on Stamp Duty	: 0		
Late Fee u/s 25-34	: 0		

TOTAL : 300

Already Paid
E-Stamp No : / Amount : 0

(Paid) - DD No. : / Amount : 0
DD Drawn Bank : / 19/02/2016

(Paid) - EGRAS GRN No. : / Amount : 0
Deposit Bank : / Date : 19/02/2016

(Paid) - E-Stamp Id No. : / Amount : 0
E-Stamp Date : 19/02/2016

(Paid) - E-Mitra Token No. : / Amount : 0
E-Mitra Token Date : 19/02/2016

(Paid) - SHCIL Recpt No. : RJ1619091602504 / Amount : 300
SHCIL Receipt Date : 19/02/2016

(Paid) - Cash Recpt No. : / Amount : 0
Date : 19/02/2016

Amount Rs. Three Hundred only

Cashier

Sub Registrar, BIKANER-II