



Date: 18.07.2017 / 18/07/17

CERTIFICATE OF TITLE

I hereby certify that I have personally visited the Office of Registrar / Sub-Registrar and personally searched and verified the information furnished in this report. I have compared the Sale deed dated 05.07.2017 given to me with the copy of it available in the Office of Sub-Registrar and have found that both are tallying with each other. I also certify that the title deeds in respect of the captioned properties are genuine, original and properly executed. The statement and other information given in the report are correct and true. I certify that Mr. / Ms. / M/s **Bikaner Real Estate Developers through Partners Naresh Chand Chug, Smt. Shashi Chug, Vikas Aggarwal & Smt. Shobha Agarwal** have got a valid, clear, absolute and marketable title over the property shown above.

The following documents have searched by me.

- A. Original Construction Permission Letter Dt. 28.07.2017 issued by UIT Bikaner in favour of Bikaner Real Estate Developers.
- B. Original Mortgage NOC Dt. 11.07.2017 issued by UIT Bikaner in favour of Bikaner Real Estate Developers through Partner Vikas Aggarwal.
- C. Original Namantaran Patra Dt. 11.07.2017 issued by UIT Bikaner in favour of Bikaner Real Estate Developers through Partner Vikas Aggarwal.
- D. Original Sale Deed Dt. 05.07.2017 executed by Tribhuvan Singh, Chetan Prakash Sethia & Manoj Hans as Partners Peerless Orion in favour of Bikaner Real Estate Developers through Partners Naresh Chand Chug, Smt. Shashi Chug, Vikas Aggarwal & Smt. Shobha Agarwal registered by Sub Registrar Bikaner on Dt. 05.07.2017 vide Book no. 1 Jild no. 284 Page no. 24 Serfal no. 201703057102547.
- E. Original Consolidation Letter Dt. 20.05.2013 issued by UIT Bikaner in favour of Tribhuvan Singh.
- F. Original Construction Permission Letter Dt. 29.08.2013 issued by UIT Bikaner in favour of Peerless Orion.
- G. Original Patta Vilekh Dt. 02.01.2013 issued by UIT Bikaner in favour of Tribhuvan Singh s/o Jai singh registered by Sub Registrar Bikaner on Dt. 02.01.2013.
- H. Original Patta Vilekh Dt. 03.02.2002 issued by UIT Bikaner in favour of Tribhuvan Singh s/o Jai singh registered by Sub Registrar Bikaner on Dt. 11.02.2202.
- I. Photo copy of Partnership Deed Bikaner Real Estate Developers.

SCHEDULE OF THE PROPERTY (IES) Peerless Orion

Situated at in front of Sophia Higher Secondary school , Tilak nagar, Bikaner

NORTH		SOUTH		EAST		WEST	
JAIPUR ROAD		PROPERTY NARPAT SINGH		RASTA		RASTA	
MEASUREMENT							
SR. NO.	NORTH	SOUTH	AVG.	EAST	WEST	AVG	SQ. FT.
1	80'3"	80'3"	80'3"	213'	213'	213'	17093'3"
TOTAL							17093'3"

Yours faithfully

(Amit Kumar Gandhi)
Advocate

Place : Bikaner

Date : 18.08.2017

Amit Kumar Gandhi
BIKANER

