

8. पट्टेदार द्वारा भूखण्ड विक्रय करने पर क्रेता द्वारा भूखण्ड का हस्तांतरण जायपुर पंचायत प्राधिकरण, जायपुर के अनुसार करवाना होगा।
9. पट्टेदार द्वारा पट्टे की उपरोक्त शर्तों की पूर्ण पालना की जावेगी यदि किसी भी शर्त या शर्तों का उल्लंघन किया गया तो उक्त भूखण्ड या उस पर बने हुए भवन, यदि कोई हो, सहित उक्त भूखण्ड बिना किसी मुआवजे की राशि के अधिग्रहण कर लिया जावेगा।

योजना का नाम :

संसाधन

प्रकरण सं. 19/10

निर्णय दिनांक 12.11.2010

नामान्तरकरण सं. 443

ग्राम गंगाणा

खसरा नं. 227/9, 213/9

व 228

भूखण्ड सं. 5

सुपटाइजिरी
एकल भूखण्ड

क्षेत्रफल 52075.00

वर्गगज

नाप (लम्बाई X चौड़ाई)

भूखण्ड के पडौस:-

उत्तर

100' Road and 150' 223/2

पूर्व

सहारा सिटी

दक्षिण

सरहद मौजग माल

पश्चिम

100' अस्थापित सड़क

उक्त भूमि के पट्टा विलेख के साक्षी के रूप में इसके पक्षकारों ने ऊपर लिखित तारीख और वर्ष को इस विलेख पर हस्ताक्षर कर दिये हैं।

सरकार की ओर से आज दिनांक

6/11/2011 को

श्री

मगन लाल योगी उपा. नक्षि

सक्षम अधिकारी, जोधपुर विकास प्राधिकरण, जोधपुर

ने निम्न की उपस्थिति में हस्ताक्षर किये।

For Arihant Super Structures Ltd.

उपायुक्त (पश्चिम)

प्रभारी अधिकारी

जोधपुर विकास प्राधिकरण

सचिव

जोधपुर विकास प्राधिकरण, जोधपुर

जोधपुर विकास प्राधिकरण, जोधपुर

पट्टेदार के हस्ताक्षर

साक्षी :-

1- नाम

राजेश्वर शर्मा

पद

JDA

साक्षी के हस्ताक्षर

2- नाम

पद



साक्षी के हस्ताक्षर

साक्षी :-

1- नाम

M.D. Sharma

पिता/पति का नाम

पता

साक्षी के हस्ताक्षर

2- नाम

Manish Sakariga

पिता/पति का नाम

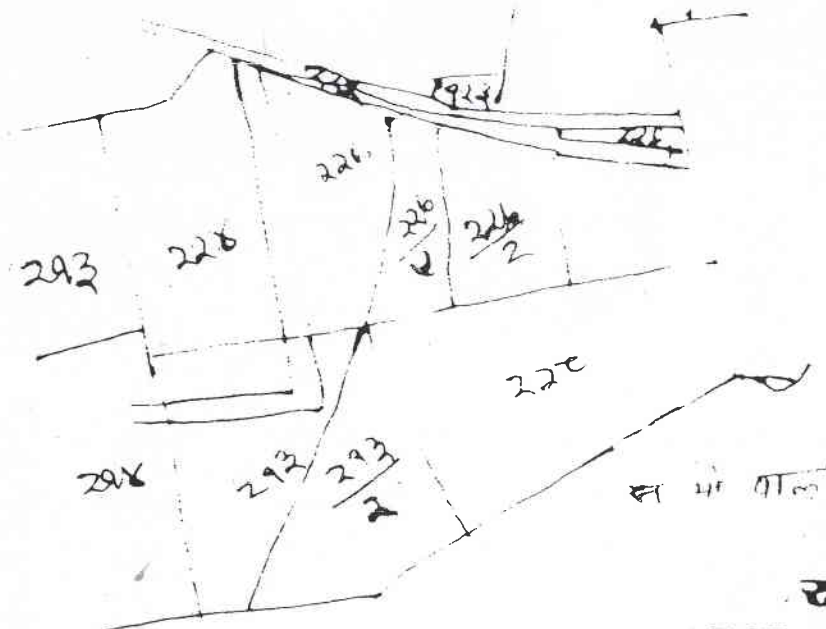
पता

2-175 Sheela Nagar

साक्षी के हस्ताक्षर

27
11

11 कलवा
मोटा गाडीगा
पटवारी 1 = 1000



सही प्रतिनिधी
P-35 क्र. 1340 दि. 28/9/10

कि. वा. वि.
पटवारी (भू-अ.)... 1000

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		૧૪/૧૨/૧૪	૨૦૫	૩.૧૨	ભાઈ I				૧૧.૧.૨૦૧ સુધી ૨૦/૧૦/૦૫ સુધી - ગુણ - બોર્ડ પદ	
		૨૦૫	૪.૧૨	૩.૧૨	ભાઈ I				૧૧.૧.૨૦૧ સુધી ૨૦/૧૦/૦૫ સુધી - ગુણ - બોર્ડ પદ	
		૨૦૫	૪.૧૨	૪.૧૨	ભાઈ I				૧૧.૧.૨૦૧ સુધી ૨૦/૧૦/૦૫ સુધી - ગુણ - બોર્ડ પદ	
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		૪	૨૩.૧૫	૨૩.૧૫	ભાઈ I	-	-	-	૧૧.૧.૨૦૧ સુધી ૨૦/૧૦/૦૫ સુધી - ગુણ - બોર્ડ પદ	

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 11/1/20 2/1/20 11/2/20
 11/2/20

REGISTRATION & STAMPS DEPARTMENT
SUB-REGISTRAR JODHPUR (THIRD)
JODHPUR

(Rule 75 & 131)
FEE RECEIPT

Fee Sr. No. : 2010013340
Presenter Name : SMT PUSHPA CHOUDHARY
Presenter Address : CHOUDHARY BHAWAN KATAMADA JODHPUR
Document Type : Sale Deed (Conveyance deed)
Claimant Name : M/S ARIHANT SUPERSTRUCTURES LTDTHRO DIR ASHOK BHAWAR LAL : 302 PERSIFIC IS
A (CO. PAN AARCS1848L)
Document S.No. : 2010013079

Stamp Value : 165000

Ordinary Registration Fee	: 36500
Copy/Scanning/Inspection Fee	: 300
Fee for Memorandum u/s 64-67	: 0
Certified Copying Fee u/s 57	: 0
Translation Fee u/s 62	: 0
Late Fee u/s 25-34	: 0
Commission Fee	: 0
Custody Fee	: 0
Miscellaneous Fee	: 0
Stamp Duty Cash	: 0

TOTAL : 36800

Amount Rs. Thirty Six Thousand Eight Hundred only

Cashier
[Signature]



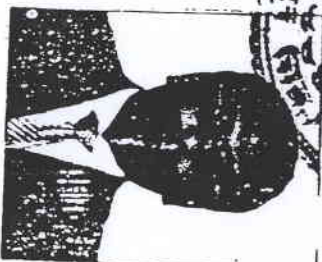
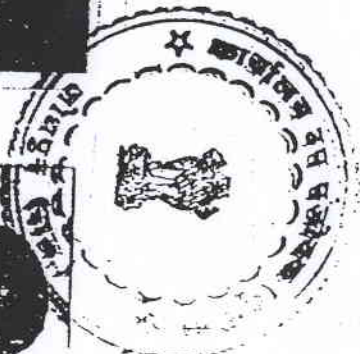
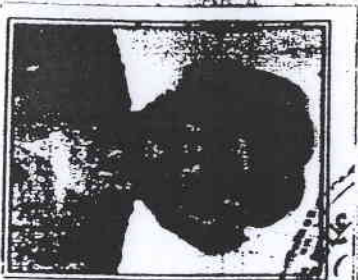
Sub-Registrar, JODHPUR (THIRD)
श्री श्री श्री (तीर्थ)
श्री श्री श्री

L. D. B. L. U.
DIJANAXMITO / FHS
CHOPASANI / AJL
JODHPUR

[Signature]
Rajasthan Sahasra Krishi Yojana / Frank / Bank / 0013

भारत STAMP DUTY विशेष
0 0 0 0 0 SPECIAL ADHESIVE
भारत Rs. ≈ 0165000 ≈ 13. 8. 2010
365046 RAJASTHAN
INDIA ..Zero..One..Six..Five..Zero..Zero..Zero...

5097 6733157



SALE DEED

This Sale Deed is made, executed and entered into on 13th day of August, 2010 by and between 1) Smt. PUSHPA CHOUDHARY, Age 52 years PAN: AEDPC1480P & 2) BHAWNA CHOUDHARY, Age 29 years PAN: AGSPC3890N both residing at Choudhary Bhawan, Ratanada, Jodhpur, referred to as "THE VENDORS" (which expression unless it be repugnant to the meaning and context hereof shall deem to mean and include their legal heirs, representatives, administrators, creditors and assigns thereof) the party of the First Part.

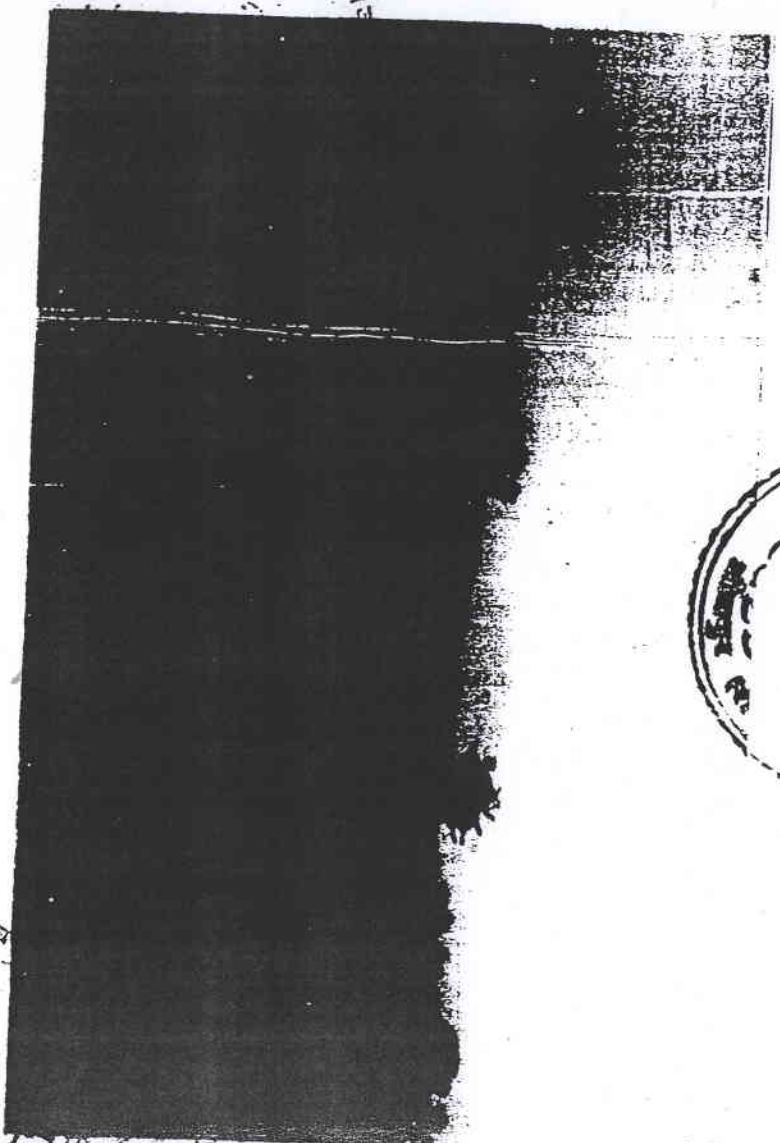
AND

Puspha Choudhary

Bhawn



[Signature]



Pursh Choudhary

Shawna



M/S. ARIHANT SUPERSTRUCTURES Ltd., a limited company registered under Companies Act, 1956, through its director **Shri Ashok Bhanwarlal Chhajer, Age -- 41 years, PAN : AABCS1848L** having its office at 302, Persipolis, Sec - 17, Vashi, Navi Mumbai, Tal. & Dist. Thane; hereinafter referred to as "**THE PURCHASER**", (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the Second Part.

WHEREAS :

The Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the property having description as follows --

DESCRIPTION OF THE PROPERTY

ALL that piece and parcel of land hereinafter situated at Village: Gangana, City & District -- Jodhpur, State - Rajasthan as detailed hereunder :-

NAME OF THE OWNER	K. No.	Area in Bigha/Biswa/Biswansi
PUSHPA CHOUDHARY BHAUNA CHOUDHARY	227 (Part Towards East)	3 Bigha 13 biswa

The above property hereinafter referred to as the "**Said Property/Land**" admeasuring 3 Bigha 13 biswa with the status of Agricultural use.

Whereas by virtue of the circumstances, the Vendor herein is absolutely seized and possessed of or otherwise well and sufficiently entitled to all the Said Property herein.

Whereas resting on the above the Purchaser have agreed to purchase and acquire the above said property from the Vendor and the Vendor has agreed to sell, convey and transfer to the Purchaser and at or for a lump sum consideration of 36,50,000/-. The vendor hereby admits and the inheritances thereof in possession free from any encumbrances whatsoever and on the other terms and conditions recorded herein.

Pushpa Choudhary

Bhauna Choudhary

(Signature)

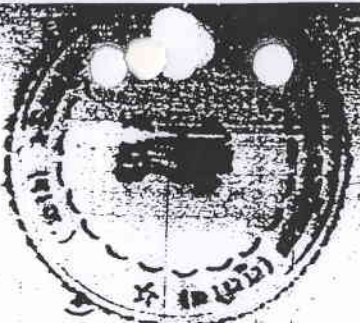
Whereas the Vendor being the absolute owner of the said property, is executing the present Sale Deed in accordance with the terms and conditions mentioned below with the Purchaser.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

- 1) The Vendors have agreed to transfer the rights of the Said Property admeasuring 3 Bigha 13 biswa in favor of Purchaser for a lump sum consideration of 36,50,000/- (Rs. Thirty six lakhs fifty thousand only)
- 2) The Vendor acknowledge the receipt of Rs. 36,50,000/- (Rupees Thirty six lakhs fifty thousand only) herewithin.

- 3) THE VENDORS DOTH HEREBY grant, sell, convey, transfer and assure unto the Purchaser free from all encumbrances and reasonable doubts the said land together with all and singular trees, structures, houses, outhouses, fencing, compound walls, edifices, courts, yards, areas, compounds, sewers, drains, ditches, wells, fences, trees, plants, shrubs, water courses, ways, paths, passages, rights, liberties, easements, privileges, right of way, water and light, profits, advantages and appurtenances whatsoever to the said Agricultural Land referred to as the said property/land or any part thereof belonging to now or at or any time hereto before usually held occupied or enjoyed on reputed or known as part or member thereof and to belong to the Vendor herein.

TO HAVE AND TO HOLD the said land hereby granted, conveyed, transferred and assured or intended or express so to be with their and every of their right members and appurtenances thereto, together with all and singular trees, structures, courts, yards, compounds, sewers, drains, ditches, wells, water courses, ways, paths, passages, rights, liberties, easements, privileges, right of way, water and light, profits, advantages and appurtenances whatsoever unto and to the use of the Purchaser.



THAT THE VENDORS HEREBY CONFIRMS, DECLARES,
INDEMNIFIES AND COVENANTS WITH PURCHASER AS FOLLOWS:-

Pishpa Choudhary

G. Hanra

(Signature)

encroachment and the Purchaser has taken the inspection and possession of the same.

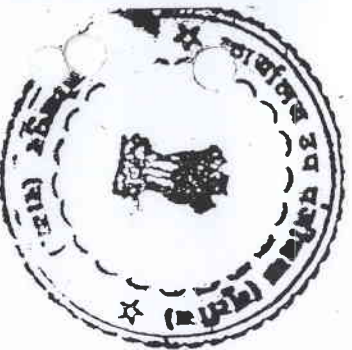
11) THAT the Vendors have paid all the past dues with respect to the taxes, cesses, land revenues, property tax and any other Govt. or Semi-Govt. dues accruing till date of this Sale Deed and no amount whatsoever is now due on any account in respect of the said land.

12) THAT the purchaser is now entitled to get his name mutated in the property/land/revenue records and wherever found necessary as absolute owners and possessor.

13) THE VENDORS DECLARES that the said land is not under any litigation or proceedings in any Court of law or before any other authority judicial or semi-judicial. There is no prohibitory order issued against the transfer of the said land nor Order appointing Receiver in respect thereof has been issued. The said land is also not given by the Vendors by way of Security or Guarantee anywhere and there is no impediment for transfer of the same by the Vendors to the Purchaser.

14) THAT, the Vendors have not received any acquisition, requisition or compulsory purchase notices with respect to the said property/land till date.

15) That the Vendors shall hand over all the future notices in connections with all or any future acquisition, requisition or setback hereinafter issued, served upon or received by the Vendors or any person on his behalf in respect of the said land, the Vendors shall immediately give notice thereof to the Purchaser.



16) THAT the said land shall be quietly entered into and upon held enjoyed by the Purchaser without any interruption or disturbance by the Vendors or any person claiming under him. The Purchaser can enter upon, occupy or ~~possess~~ ~~and enjoy the said land and premises~~ herely conveyed with their appurtenances and receive the rents and profits thereof and every part thereof for its own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the Vendors or his heirs, executors or administrators or any of

P. S. Choudhary

Sharma

Agd

them or by any person or persons claiming or to claim from under him or in trust for him or any of them.

17) THAT, if at any time it is found that the right, title and interest of the Purchaser is challenged from the date execution of this Deed in respect of the aforesaid property/land which is the subject matter of this sale, then the Vendors shall indemnify and keep harmless the Purchaser or its successors and assigns in respect of the right, title and interest, so created under this Sale Deed against any loss, damages, demand, action, dispute, claim, costs, charges and expenses of any nature suffered or sustained by the Purchaser.

18) THAT the Vendors hereby covenants unto the Purchaser that the land under sale is the acquired by the VENDORS herein and they are the absolute Owner and they have not hereinbefore mortgaged, gifted, charged or encumbered in any manner whatsoever and also that the said land is not the subject matter of any Agreement for Sale or any such Agreement agreeing to create any mortgage, lien, gift, charge or encumbrance, etc.

19) THE VENDORS shall produce all the necessary documents at the time of registration of this Sale Deed.

20) THAT the Vendors shall be responsible for all the sub-divisions of the said land and get the so called 'Tarmim' done and enteries mutated in the revenue records to entitle the Purchaser herein the absolute owner of the said land/property.

21) That the Vendors hereby agrees to handover the certified copies of title deeds and chain of documents available with the Vendors in respect of the Said Land with him to the Purchaser. The Seller will not deal with the transacted property in any manner on the basis of original documents of such property lying with him.

22) THAT, the said land hereby sold shall be taken to be correctly described in the Schedule hereunder written and if any mis-statements, errors or omission shall always be subject to corrections by the parties hereto.

Pudhup Choudhary

Sharma

(Signature)

IN WITNESS WHEREOF ALL THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS
THE DAY AND DATE FIRST HEREINABOVE WRITTEN.

The Schedule of the property(Particulars of the property)

NAME OF THE OWNER	K. No.	Area in Bigha/Biswa/Biswansi
PUSHPA CHOUDHARY BHAWNA CHOUDHARY	227 (Part Towards East)	3 Bigha 13 biswa

ON EAST :-	Property of Others K.N. 227/2
ON WEST :-	Part of K.No. 213
ON SOUTH :-	^{1st} Property of ~~Government~~ ~~City~~ Other land
ON NORTH :-	K.No. 217 & Sangana-Pal Road.

The said property is shown surrounded by red coloured boundary line on the plan thereof hereto annexed.



Signed, sealed and delivered
by the withinnamed Vendor
PUSHPA CHOUDHARY

Prashna Chudhary

BHAVNA CHOUDHARY

Shore

In presence of

[illegible]

2. Haverden Pastor Churchy
5/0 Dault Rong's
Churchy, Bham, Raktawa

Charley

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Signed, sealed and delivered

by the withinnamed Purchaser

Mr. Ashok Bhanwarial Chhajer

Representing

M/S ARIHANT SUPERSTRUCTURES LTD.)

Ashok

Finger print of the Purchaser as per Section 32-A of the Registration Act, 1908

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	Signature
					<i>Ashok</i>

In presence of

1. *Ashok* 31/11/14 *Ashok* 31/11/14
2. *Mahendra Parkash Chhajer* *Ashok*



आज दिनांक 13 माह August सन 2010 को 16:29 बजे
श्री / श्रीमती / सुश्री SMT PUSHPA CHOUDHARY पुत्र / पुत्री / पत्नी श्री MAHENDRA PRATAP Ji
उम्र 52 वर्ष, जाति JAT, व्यवसाय HW
निवासी CHOUHDARY BHAWAN RATANADA JODHPUR
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

Rajesh Choudhary

हस्ताक्षर प्रस्तुतकर्ता
(2010013079)

Rajesh Choudhary
हस्ताक्षर पंजीयक (तृतीय)
JODHPUR (THIRD)

(Sale Deed (Conveyance deed)) जोधपुर

हस्ताक्षर

कोटी

अगुठा

उक्त श्री / श्रीमती / सुश्री (Executant)

1-SMT PUSHPA CHOUDHARY/ MAHENDRA PRATAP Ji

Age:52, Caste-JAT

Ocu.-HW

RO-CHOUDHARY BHAWAN RATANADA JODHPUR

Rajesh Choudhary

2-BHAWANA CHOUDHARY/MAHENDRA PRATAP Ji

Age:29, Caste-JAT

Ocu.-HW

RO-CHOUDHARY BHAWAN RATANADA JODHPUR (PAN
NO AGSPC3890N)

Rajesh Choudhary

(And Claimant)

1-M/S ARIHANT SUPERSTRUCTURES LTDTHRO DIR

ASHOK BHANWAR LAL /BHANWAR LAL Ji

Age:41, Caste-CHHAJER

Ocu.-BUSINESS

RO-302 PERSIPOLIS SEC 17 VASHI NAVI
MUMBAI THANE MAHARASTRA (CO. PAN AABCS1848L)

Rajesh Choudhary

ने लेख्यपत्र Sale Deed (Conveyance deed)
को पक्ष सुन व समझकर निष्पादन करना स्वीकार किया।
प्रतिफल राशी रु0 3850000 / - पूर्व में / मेरे
सम्पन्न / ने से रु0 3850000 / -पूर्व में _____
यमेरे सम्पन्न प्राप्त करना स्वीकार किया।

Rajesh Choudhary

उक्त निष्पादन कर्ता की पहचान

1. श्री / श्रीमती / सुश्री RAMPAL CHOUDHARY

पुत्र / पुत्री / पत्नी श्री उम्र 0 वर्ष

जाति व्यवसाय ADV

निवासी JODHPUR ने की है जिनके

समस्त हस्ताक्षर एवं अगुठा के निष्पन्न मेरे सम्पन्न लिखे गये हैं।

(2010013079)

(Sale Deed (Conveyance deed))

Rajesh Choudhary
हस्ताक्षर पंजीयक, JODHPUR (THIRD)
उप पंजीयक (तृतीय)

जोधपुर



RECEIPT

I, PUSHPA CHOUDHARY say have received a sum of Rs. 18,25,000/- (Rupees Eighteen lakhs twenty five thousand Only) vide two Cheques No. 166796 dated 13/08/2010 for Rs. 12,83,500/- (Rs. Twelve lakhs eighty three thousand five hundred only) and Cheque No. 166798 dated 13.8.2010 for Rs. 5,41,500/- (Rs. Five lakhs forty one thousand five hundred only) drawn on Federal Bank Ltd, Branch Vashi, Navi Mumbai from M/S. ARIHANT SUPERSTRUCTURES LTD, as per the Sale Deed for property bearing K. No. 227, admeasuring 3 Bigha 5 Biswa as full and final consideration towards my share.



I say received



Pushpa Choudhary



RECEIVED

रसीद नं० 2010013340 दिनांक 13/08/2010
पंजीयन शुल्क ₹ 36500/-
प्रतिलिपि शुल्क ₹ 300/-
पूछाकन शुल्क ₹ 0/-
अन्य शुल्क ₹ 0/-
कमी स्टाम्प शुल्क ₹ 0/-
कुल योग ₹ 36800/-

(2010013079) उप पंजीयक, JODHPUR (THIRD)
(Sale Deed (Conveyance Deed))
सुप पंजीयक (तृतीय)

जोधपुर

धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस विक्रय पत्र
की मालियत रुपये 3650000
मानते हुए इस पर देय कमी मुद्रांक
राशि 0 पर कमी पंजीयन शुल्क,
रुपये 36500 कुल रुपये 36800
जारीये रसीद संख्या 2010013340 दि ति 13/08/2010
में जमा किये गये हैं।
अतः दस्तावेज को रुपये 164070
के मुद्राकों पर निष्पादित माना जाता है।

(2010013079) उप पंजीयक, JODHPUR (THIRD)
(Sale Deed (Conveyance Deed))
सुप पंजीयक (तृतीय)

जोधपुर



RECEIPT

I, BHAWNA CHOUDHARY, say have received a sum of Rs. 18,25,000/- (Rupees Eighteen lakhs twenty five thousand Only) vide two Cheques No. 166797 dated 13/08/2010 for Rs. 12,83,500/- (Rs. Twelve lakhs eighty three thousand five hundred only) and Cheque No. 166799 dated 13.8.2010 for Rs. 5,41,500/- (Rs. Five lakhs forty one thousand five hundred only) drawn on Federal Bank Ltd, Branch Vashi, Navi Mumbai from M/S. ARIHANT SUPERSTRUCTURES LTD. as per the Sale Deed for property bearing K. No. 227, admeasuring 3 Bigha 5 Biswa as full and final consideration towards my share.

I say received



Bhawna Choudhary



आज दिनांक 13/08/2010 को

पुस्तक संख्या 1 जिल्द संख्या 326

में पृष्ठ संख्या 110 क्रम संख्या 2010011558 पर

पंजिबद्ध किया गया तथा अतिरिक्त

पुस्तक संख्या 1 जिल्द संख्या 1299

के पृष्ठ संख्या 84 से 98 पर

धस्या किया गया।

(2010013079) पुष्प पंजीयक, JODHPUR (THIRD)

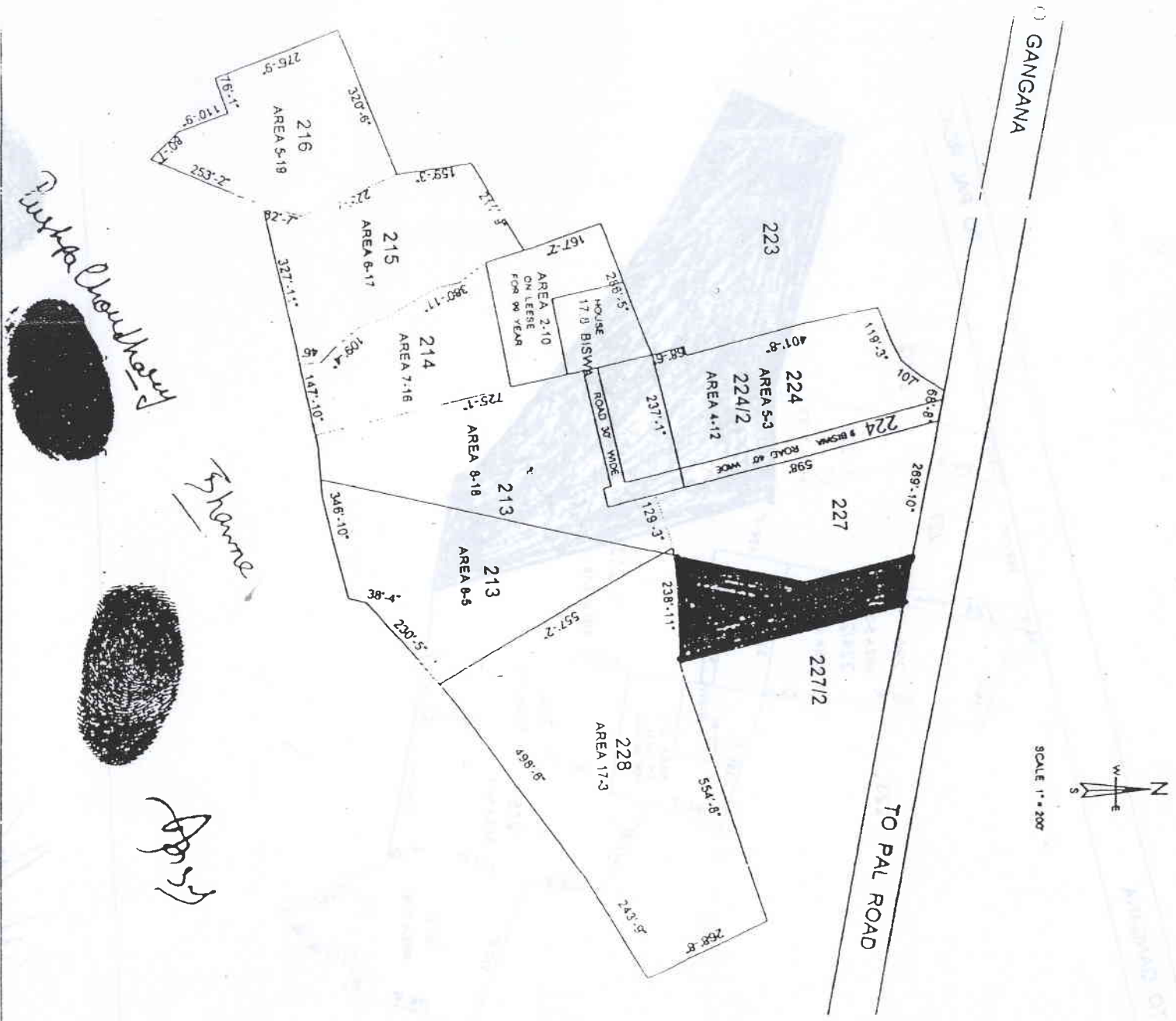
(Sale Deed (Conveyance Deed))

सुप पंजीयक (तृतीय)

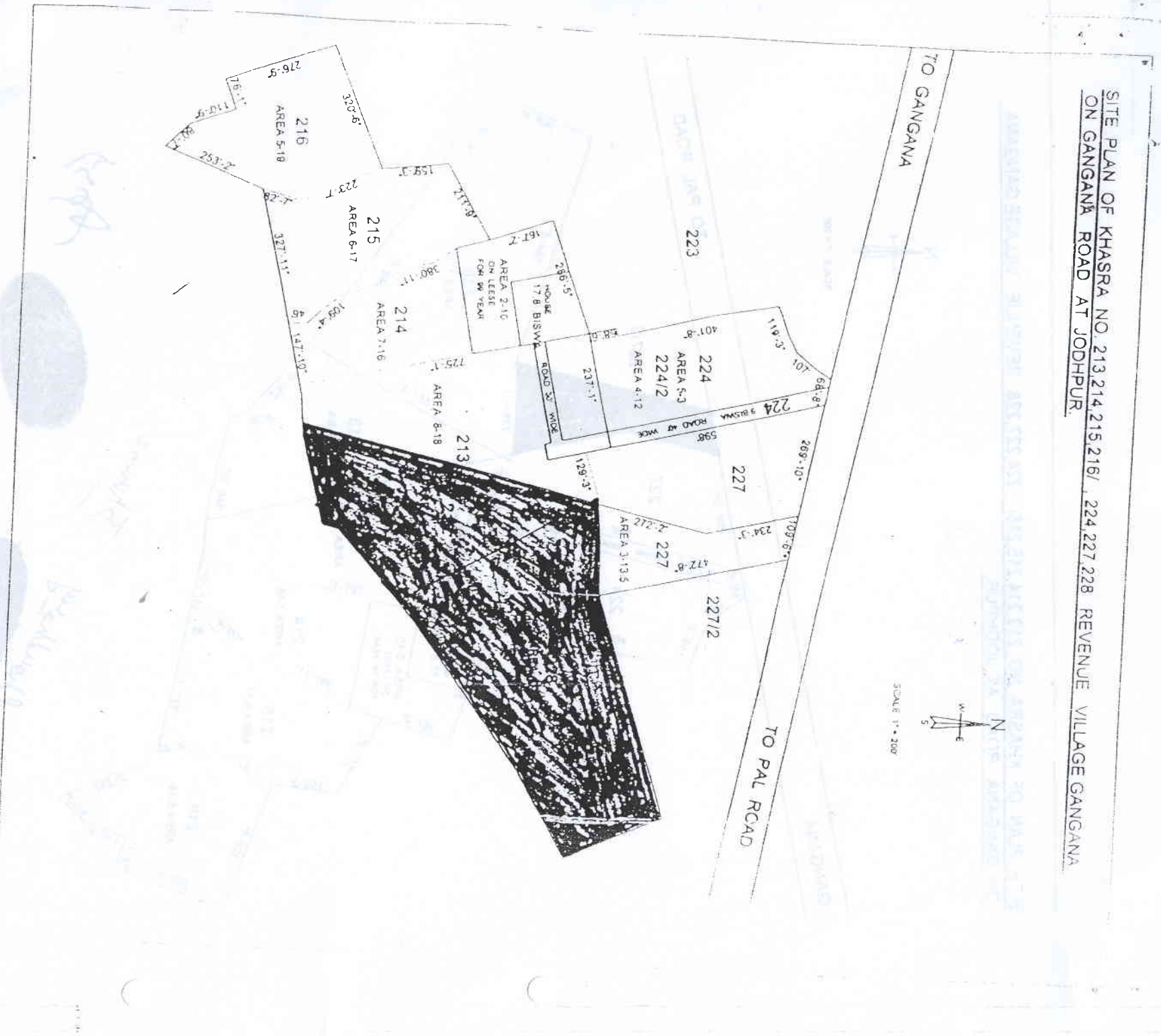
जोधपुर



SITE PLAN OF KHASRA NO. 213, 214, 215, 216/ , 224, 227, 228 REVENUE VILLAGE GANGANA.
ON GANGANA ROAD AT JODHPUR.



SITE PLAN OF KHASRA NO 213,214,215,216/, 224,227,228 REVENUE VILLAGE GANGANA
ON GANGANA ROAD AT JODHPUR.



[Signature]



[Signature]



5) THAT the Vendors have good, valid, clear and marketable title and absolute right and full authority to convey, assign and transfer the said land by way of absolute sale to the Purchaser forever.

6) The Vendors hereby agrees that the "Said Property/Land" shall be transferred in the name and in favor of the Purchaser and the Vendors shall sign all the documents and deeds for the same and also attend the registration office for the same.

7) THAT the Vendors are in absolute use, possession of the said land hereby sold, transferred and conveyed unto the Purchaser and are entitled to transfer, use and to give possession of the said land to the Purchaser herein and hereby put the Purchaser herein quiet, peaceful and vacant possession physically and the Vendors further assures to the Purchaser that the said land hereby sold is transferable and the aforesaid land is belonging to the Vendors as the absolute Owner and none except the Vendors have any right, title or interest whatsoever in respect of the same.

8) THAT the land is hereby sold to the Purchaser and the Purchaser hereafter without any interruption and disturbances from the Vendors or any person or persons claiming through him or in trust for him shall be quietly entered into and upon and enjoy the rents and profits received there from to itself.

9) THAT the said land hereby sold is free from all the encumbrances such as mortgage, burden, lien, collateral security, charge whatsoever and the Vendors doth hereby indemnify and keep harmless the Purchaser and/or his heirs, executors and administrators against all the losses and damages, demand, action, dispute, claim, costs, charges and expenses of any nature suffered or sustained or which might be caused to it on account of any defect in the title of the Vendors to the said land.

10) THAT the Vendors have marked the Boundaries of the said Land as per the areas mentioned above at their cost and has shown the physical presence of the above said land vacant and without any

Pustafellus

Ghana

(Signature)

Finger print as per Section 32-A of the Registration Act, 1908

Name	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	Signature
						
						
Name	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	Signature
Asmita Chandra						

Asmita Chandra



जमाबन्दी (प्रतिलिपि)

जमाबंदी गांव : गोगावा
 तहसील : लूनी
 सम्वत् : 2059-2062
 क्षेत्रफल : क्षेत्रफल बीघा बिस्वा में

पटवार क्षेत्र : कोरागाडा
 जिला : जोधपुर
 वास्तविक सन्वत् :

भू-अभिलेख निरीक्षक क्षेत्र : पूनी
 दिनांक :

प्रपत्र नं.-26
 पृष्ठ नं. जमा :

खेवट (खतौनी)		नूँमि धारकों का नाम	काश्तकार का नाम, पिता जाति तथा निवास स्थान के पता सहित तथा कृषि काल	खसरा नं.	क्षेत्रफल	भूमि वर्गीकरण	सिंचाई के साधन	देय लगान		नामान्तरण आदेश नं. तथा तारीख	भूमि ब्यौरा दिशिष्टिया जिसके पक्ष में भूमि अन्तर्गत हो	टिप्पणियां
1	2							9	10			
1	2	3	4	5	6	7	8	9	10	11	12	13
174	157	राज.सरकार	हेमू प्रताप पि. दाम्तराम	213	17.03	का I	-	-	9.67	11.सी. 440	हे अडसार नौवान करके पर केला	
			जाते जाट स. तातागाडा	228	17.03	का I	-	-	-		अरिहन्त सुपर स्ट्रेचरस लि. जोरिये डावरेष्टर	
			जोधपुर खातरा	2	34.06	का I	-	-	9.67		अशोक अवरलाल धवर्जड़ 302 वक्ती नजी मुबई	
											पाते के पक्ष में क. नं. 213 रकबा 17.03 में से	
											8.05 बीघा व क. नं. 228 रकबा 17.03 दर्ज किया गया	
											इहाल सरस्वर/20/तख	
											दे कोरागाडा	
	</											

सही प्रतिलिपि
 P-35 क. 1340 दि. 28/9/10
 कोरागाडा
 पटवारी (भू-अ.) कोरागाडा

REGISTRATION & STAMPS DEPARTMENT
SUB-REGISTRAR JODHPUR (THIRD)
JODHPUR

(Rule 75 & 131)
FEE RECEIPT

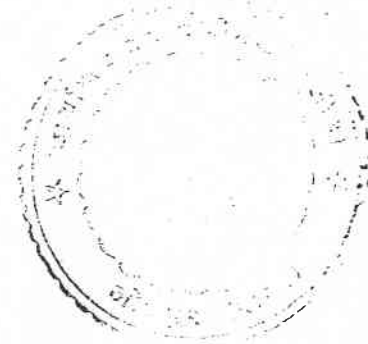
Fee Sr. No. : 2010013704
Presenter Name : HARENDRA PRATAP
Presenter Address : CHOUDHARY BHAWAN RATANAD AJODHPUR
Document Type : Sale Deed (Conveyance deed)
Claimant Name : M/S ARIHANT SUPERSTRUCTURES LTDTHRO DIR ASHOK BHANWAR LAL , PARSIPOLIS VAS
Document S.No. : 2010013080
Dated : 23/08/2010
Face Value : 0
Stamp Value : 0

Ordinary Registration Fee	: 0	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	: 100170
Translation Fee us/s 62	: 0		
Late Fee u/s 25-34	: 0		

TOTAL : 100170

Amount Rs. One Lakh One Hundred Seventy only

Cashier



Sub Registrar, JODHPUR (THIRD)

जोधपुर

REGISTRATION & STAMPS DEPARTMENT
SUB-REGISTRAR JODHPUR (THIRD)
JODHPUR

(Rule 75 & 131)
FEE RECEIPT

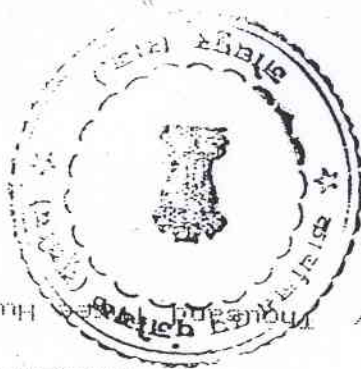
Fee Sr. No. : 2010013341
Presenter Name : HARENDRA PRATAP
Presenter Address : CHAUDHARY BHAWAN RATANAD AJODHPUR
Document Type : Sale Deed (Conveyance deed)
Claimant Name : M/S ARIHANT SUPERSTRUCTURES LTDTHRD DIR ASHOK BHANWAR LAL - FARSIPOOLIS WAS
Document S.No. : 2010013080
Dated : 13/08/2010
Face Value : 25400000
Stamp Value : 1117000

Ordinary Registration Fee : 50000
Copy/Scanning/Inspection Fee : 300
Fee for Memorandum u/s 64-67 : 0
Certified Copying Fee u/s 57 : 0
Translation Fee u/s 62 : 0
Late Fee u/s 25-34 : 0
Commission Fee : 0
Custody Fee : 0
Miscellaneous Fee : 0
Stamp Duty Cash : 0

TOTAL : 50300

Amount Rs. Fifty Thousand Hundred only

Cashier
[Signature]



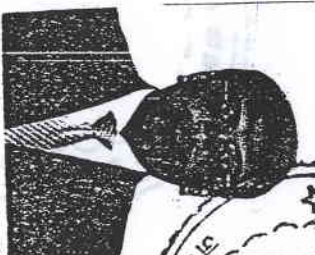
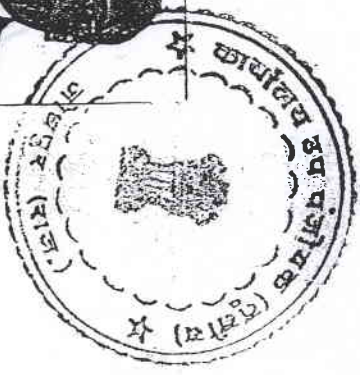
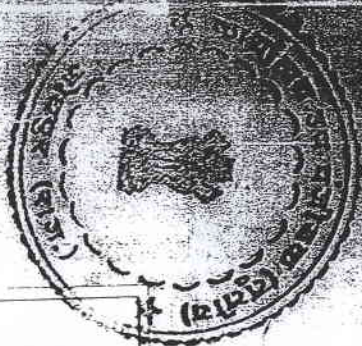
Sub Registrar, JODHPUR (THIRD)
श्री श्री (तीसरा)
[Signature]

I. D. B. I. Ltd.
DHANAJAGTOWERS,
CHOUSANI ROAD,
JODHPUR

14/08/2010

भारत STAMP DUTY
0-0-0-0 SPECIAL ADHESIVE
Rs. 1117000 ≈ 13.8.2010
365046 RAJASTHAN
INDIA **One--One--SevenZero--Zero--Zero***

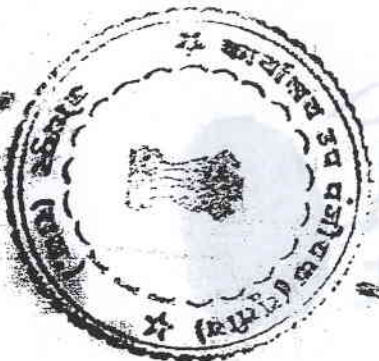
5096 5230304



SALE DEED

This Sale Deed is made, executed and entered into on 13th day of August, 2010 by and between **Mr. HARENDRA PRATAP CHOUDHARY**, Age 50 years PAN: AAIPC0976D residing at Choudhary Bhawan, Ratanada, Jodhpur, referred to as "THE VENDOR" (which expression unless it be repugnant to the meaning and context hereof shall deem to mean and include their legal heirs, representatives, administrators, creditors and assigns thereof) the party of the First Part.

AND



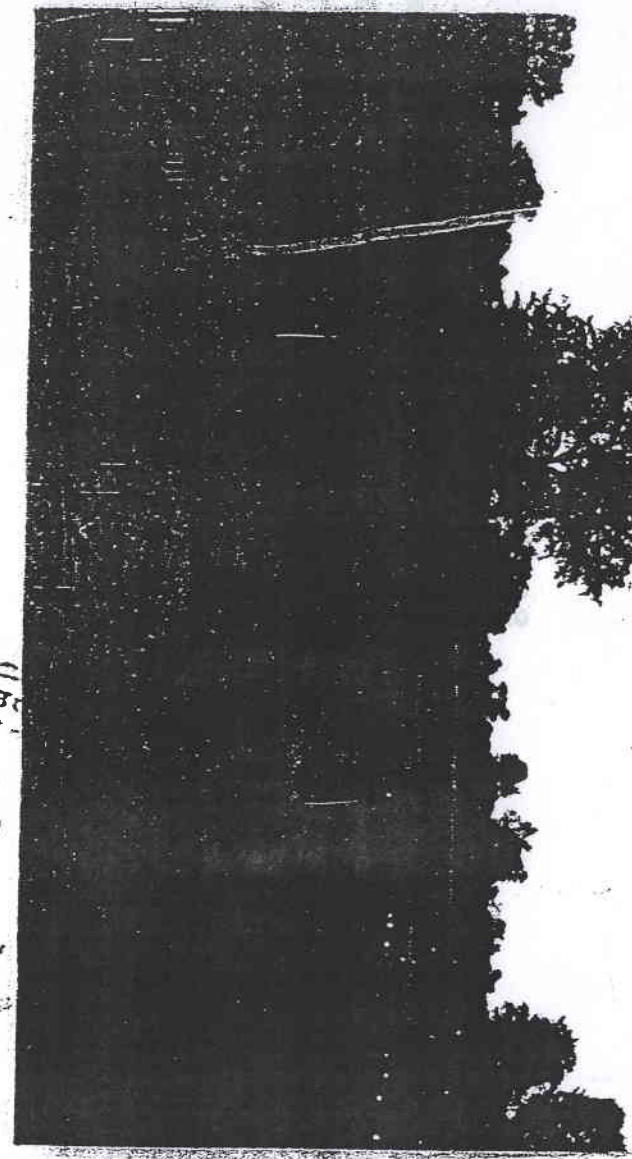
Handwritten signature



Handwritten signature or initials.



Handwritten signature or initials.



2017-2018
REVENUE
DEPARTMENT
GOVERNMENT OF PUNJAB
OFFICE OF THE
SECRETARY
JALANDHAR



M/S. ARIHANT SUPERSTRUCTURES Ltd., a limited company registered under Companies Act, 1956, through its director **Shri Ashok Bhanwarlal Chhajer, Age – 41years, PAN : AABCS1848L** having its office at 302, Persipolis, Sec – 17, Vashi, Navi Mumbai, Tal. & Dist. Thane; hereinafter referred to as **"THE PURCHASER"**, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the Second Part.

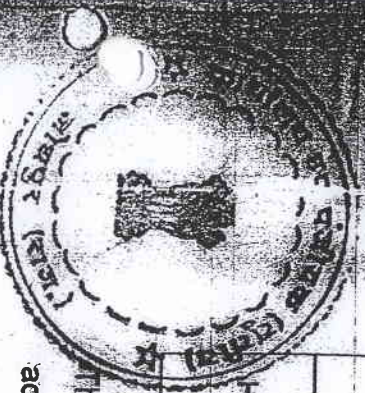
WHEREAS:

The Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the property having description as follows –

DESCRIPTION OF THE PROPERTY

ALL that piece and parcel of land hereinafter situated at Village: Gangana, City & District – Jodhpur, State - Rajasthan as detailed hereunder :-

NAME OF THE OWNER	K. No.	Area in Bigha/Biswa/Biswansi
Harendra Pratap Choudhary	213 (Part Towards East)	8 Bigha 5 Biswa
	228	17 Bigha 3 Biswa



The above property hereinafter referred to as the **"Said Property/Land"** admeasuring 25 Bigha 8 Biswa with the status of Agricultural use and is marked in red colour in the Revenue Map issued by the Patwari (land record) annexed herewith.

Whereas by virtue of the circumstances, the Vendor herein is absolutely seized and possessed of or otherwise well and sufficiently entitled to all the Said Property herein.

Whereas resting on the above the Purchaser have agreed to purchase and acquire the above said property from the Vendor and the Vendor has agreed to sell, convey and transfer to the Purchaser the said property for a lump sum consideration of 2,54,00,000/- (Rs. Two cores and fifty found



only). The vendor hereby admits and the inheritances thereof in possession free from any encumbrances whatsoever and on the other terms and conditions recorded herein.

Whereas the Vendor being the absolute owner of the said property, is executing the present Sale Deed in accordance with the terms and conditions mentioned below with the Purchaser.

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS :

- 1) The Vendors have agreed to transfer the rights of the Said Property admeasuring 25 Bigha 8 Biswa in favor of Purchaser for a lump sum consideration of 2,54,00,000/- (Rs. Two Crores fifty four lakhs only).
- 2) The Vendor acknowledge the receipt of Rs. 2,54,00,000/- (Rupees Two Crore fifty four lakhs only) herewithin.

- 3) THE VENDORS DOTH HEREBY grant, sell, convey, transfer and assure unto the Purchaser free from all encumbrances and reasonable doubts the said land together with all and singular trees, structures, houses, outhouses, fencing, compound walls, edifices, courts, yards, areas, compounds, sewers, drains, ditches, wells, fences, trees, plants, shrubs, water courses, ways, paths, passages, rights, liberties, easements, privileges, right of way, water and light, profits, advantages and appurtenances whatsoever to the said Agricultural Land referred to as the said property/land or any part thereof belonging to now or at or any time hereto before usually held occupied or enjoyed on reputed or known as part or member thereof and to belong to the Vendor herein.



- 4) TO HAVE AND TO HOLD the said land hereby granted, conveyed, transferred and assured or intended or express so to be with their and every of their right members and appurtenances thereto, together with all and singular trees, structures, courts, yards, compounds, sewers, drains, ditches, wells, water courses, ways, paths, passages, rights, liberties, easements, privileges, right of way, water and light, profits, advantages and appurtenances whatsoever unto and to the use of the Purchaser.

[Signature]

[Signature]

THAT THE VENDORS HEREBY CONFIRMS, DECLARES, INDEMNIFIES AND COVENANTS WITH PURCHASER AS FOLLOWS:-

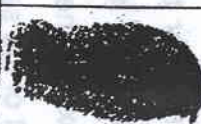
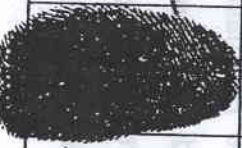
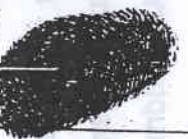
- 5) THAT the Vendors have good, valid, clear and marketable title and absolute right and full authority to convey, assign and transfer the said land by way of absolute sale to the Purchaser forever.
- 6) The Vendors hereby agrees that the "Said Property/Land" shall be transferred in the name and in favor of the Purchaser and the Vendors shall sign all the documents and deeds for the same and also attend the registration office for the same.
- 7) THAT the Vendors are in absolute use, possession of the said land hereby sold, transferred and conveyed unto the Purchaser and are entitled to transfer, use and to give possession of the said land to the Purchaser herein and hereby put the Purchaser herein quiet, peaceful and vacant possession physically and the Vendors further assures to the Purchaser that the said land hereby sold is transferable and the aforesaid land is belonging to the Vendors as the absolute Owner and none except the Vendors have any right, title or interest whatsoever in respect of the same.
- 8) THAT the land is hereby sold to the Purchaser and the Purchaser hereafter without any interruption and disturbances from the Vendors or any person or persons claiming through him or in trust for him shall be quietly entered into and upon and enjoy the rents and profits received there from to itself.
- 9) THAT the said land hereby sold is free from all the encumbrances such as mortgage, burden, lien, collateral security, charge whatsoever and the Vendors doth hereby indemnify and keep harmless the Purchaser and/or his heirs, executors and administrators against all the losses and damages, demand, action, dispute, claim, costs, charges and expenses of any nature suffered or sustained or which might be caused to it on account of any defect in the title of the Vendors to the said land.



[Handwritten signature]

[Handwritten signature]

Finger print as per Section 32-A of the Registration Act, 1908

Name	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	Signature
Heavily Painful Chubby						
Spoken Criminal						

Chubba Adh



10) THAT the Vendors have marked the Boundaries of the said Land as per the areas mentioned above at their cost and has shown the physical presence of the above said land vacant and without any encroachment and the Purchaser has taken the inspection and possession of the same.

11) THAT the Vendors have paid all the past dues with respect to the taxes, cesses, land revenues, property tax and any other Govt. or Semi-Govt. dues accruing till date of this Sale Deed and no amount whatsoever is now due on any account in respect of the said land.

12) THAT the purchaser is now entitled to get his name mutated in the property//land/revenue records and wherever found necessary as absolute owners and possessor.

13) THE VENDORS DECLARES that the said land is not under any litigation or proceedings in any Court of law or before any other authority judicial or semi-judicial. There is no prohibitory order issued against the transfer of the said land nor Order appointing Receiver in respect thereof has been issued. The said land is also not given by the Vendors by way of Security or Guarantee anywhere and there is no impediment for transfer of the same by the Vendors to the Purchaser.

14) THAT, the Vendors have not received any acquisition, requisition or compulsory purchase notices with respect to the said property//land till date.

15) That the Vendors shall hand over all the future notices in connections with all or any future acquisition, requisition or setback hereinafter issued, served upon or received by the Vendors or any person on his behalf in respect of the said land, the Vendors shall immediately give notice thereof to the Purchaser.

16) THAT the said land shall be quietly entered into and upon held enjoyed by the Purchaser without any interruption or disturbance by the Vendors or any person claiming under him. The Purchaser can enter upon, occupy or possess and enjoy the said land and premises hereby conveyed with their appurtenances and receive the rents and profits thereof and every part thereof for its own use and benefit without any



[Signature]

[Signature]

Signed, sealed and delivered

by the withinnamed Purchaser

Mr. Ashok Bhanwarlal Chhajra

Representing

M/S ARIHANT SUPERSTRUCTURES LTD.

Ashok

Finger print of the Purchaser as per Section 32-A of the Registration Act, 1908

Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	Signature
					<i>Ashok</i>

In presence of

- अशोक चो अरिहंत सुपर स्ट्रक्चर्स लि*
ए-91 अरिहंत सुपर स्ट्रक्चर्स लि
- पुन-पुन/ अशोक चो अरिहंत सुपर स्ट्रक्चर्स लि*

DR



आज दिनांक: 13 माह August सन् 2010 को 16:35 बजे
श्री/ श्रीमती/ सुश्री HARENDRA PRATAP पुत्र/ पुत्री/ पत्नी श्री DOLAT RAM Ji
उम्र 50 वर्ष जाति JAT व्यवसाय P WORK
निवासी CHAUDHARY BHAWAN RATANAD AJODHPUR
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।





हस्ताक्षर प्रस्तुतकर्ता
(2010013080)

हस्ताक्षर उप पंजीयक, JODHPUR (THIRD)

सुप पंजीयक (तृतीय)
(Sale Deed (Conveyance deed))

जोधपुर

हस्ताक्षर फोटो

अंगुठा

उक्त श्री/ श्रीमती/ सुश्री (Executant)

1-HARENDRA PRATAP /DOLAT RAM Ji

Age:50, Caste-JAT

Ocu.-P WORK

R/O-CHOUDHARY BHAWAN RATANAD AJODHPUR



(And Claimant)

1-M/S ARIHANT SUPERSTRUCTURES LTDTHRO DIR

ASHOK BHANWAI LAL/BHANWAR LAL Ji

Age:41, Caste-CHAMBER

Ocu.-BUSINESS

R/O-PARSHIPONIS /ASI NAI MUMBAI THANE

MAHARASTRA



ने लेखपत्र Sale Deed (Conveyance deed)

को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशी रु0 25400000 /- पूर्व में/मेरे

समक्ष/मे. से. रु0 5400000 /-पूर्व में _____

यमेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कार्या की पहचान

1. श्री/ श्रीमती/ सुश्री RAMPAL CHAUDHARY

पुत्र/ पुत्री/ पत्नी श्री उम्र 0 वर्ष

जाति व्यवसाय ADV

निवासी JODHPUR ने की है जिनके



समस्त हस्ताक्षर एवं अंगुठा के निशान मेरे समक्ष लिये गये हैं।



(2010013080)

(Sale Deed (Conveyance deed))

सुप पंजीयक (तृतीय)

जोधपुर

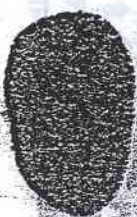


RECEIPT

I, Shri Harendra Pratap Choudhary, say have received a sum of Rs. 2,42,49,000/- (Rupees Two Crores forty two lakhs and forty nine thousand Only) vide two Cheque No. 166802 dated 13/08/2010 for Rs. 1,67,12,000/- (Rs. One crore sixty seven lakhs twelve thousand only) and Cheque No. 166803 dated 13.8.2010 for Rs. 75,37,000/- (Rs. Seventy five lakhs thirty seven thousand only) drawn on Federal Bank Ltd, Branch Vashi, Navi Mumbai from M/S. ARIHANT SUPERSTRUCTURES LTD. as per the Sale Deed for property bearing K. No. 213, admeasuring 8 Bigha 5 Biswa & K. No. 228, admeasuring 17 Bigha 3 Biswa as full and final consideration.



I say received



Shri Harendra Pratap Choudhary



रसीद नं० 2010013341 दिनांक 13/08/2010
पंजीयन शुल्क ₹0 50000/-
प्रतिलिपि शुल्क ₹0 300/-
पुर्खाकन शुल्क ₹0 0/-
अन्य शुल्क ₹0 0/-
कमी स्टाम्प शुल्क ₹0 0/-
कुल योग ₹0 50300/-

(2010013080) उप पंजीयक, JODHPUR (THIRD)
(Sale Deed (Conveyance deed))
उप पंजीयक (तृतीय)

बोधपुर

धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस विक्रय पत्र
की मातियत रुपये 25400000
मानते हुए इस पर देय कमी मुद्रांक
राशि 0 पर कमी पंजीयन शुल्क
रुपये #0000 कुल रुपये 50300
जरिये सीद संख्या 2010013341 दिनांक 13/08/2010
में जमा किये गये है।
अतः दस्तावेज को रुपये 1116590
के मुद्रांक पर निष्पादित माना जाता है।

(2010013080) उप पंजीयक, JODHPUR (THIRD)
(Sale Deed (Conveyance deed))
उप पंजीयक (तृतीय)
बोधपुर



RECEIPT

I, Shri Harendra Pratap Choudhary, say have received a sum of Rs. 11,51,000/- (Rupees Eleven lakhs fifty one thousand only) vide Cheque No. 166781 dated 28/07/2010 drawn on Federal Bank Ltd, Branch Vashi, Navi Mumbai from M/S. ARIHANT SUPERSTRUCTURES LTD. as per the Sale Deed for property bearing K. No. 213, admeasuring 8 Bigha 5 Biswa & K. No. 228, admeasuring 17 Bigha 3 Biswa as full and final consideration.

I say received



Shri Harendra Pratap Choudhary

को

9

2010011559 प्र

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299

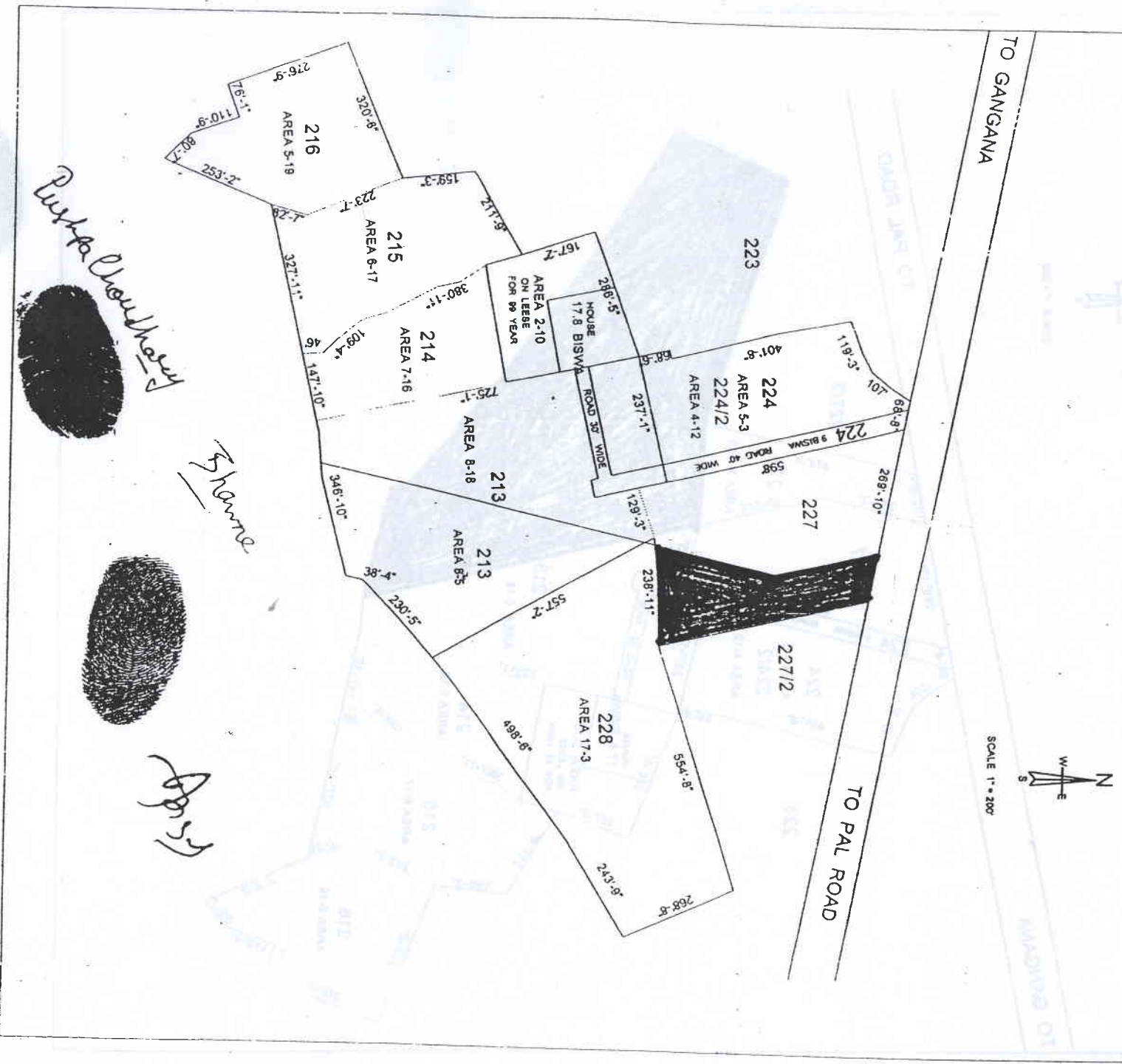
人

MODHUR (THIRD)
तृतीय)

ब्रह्म



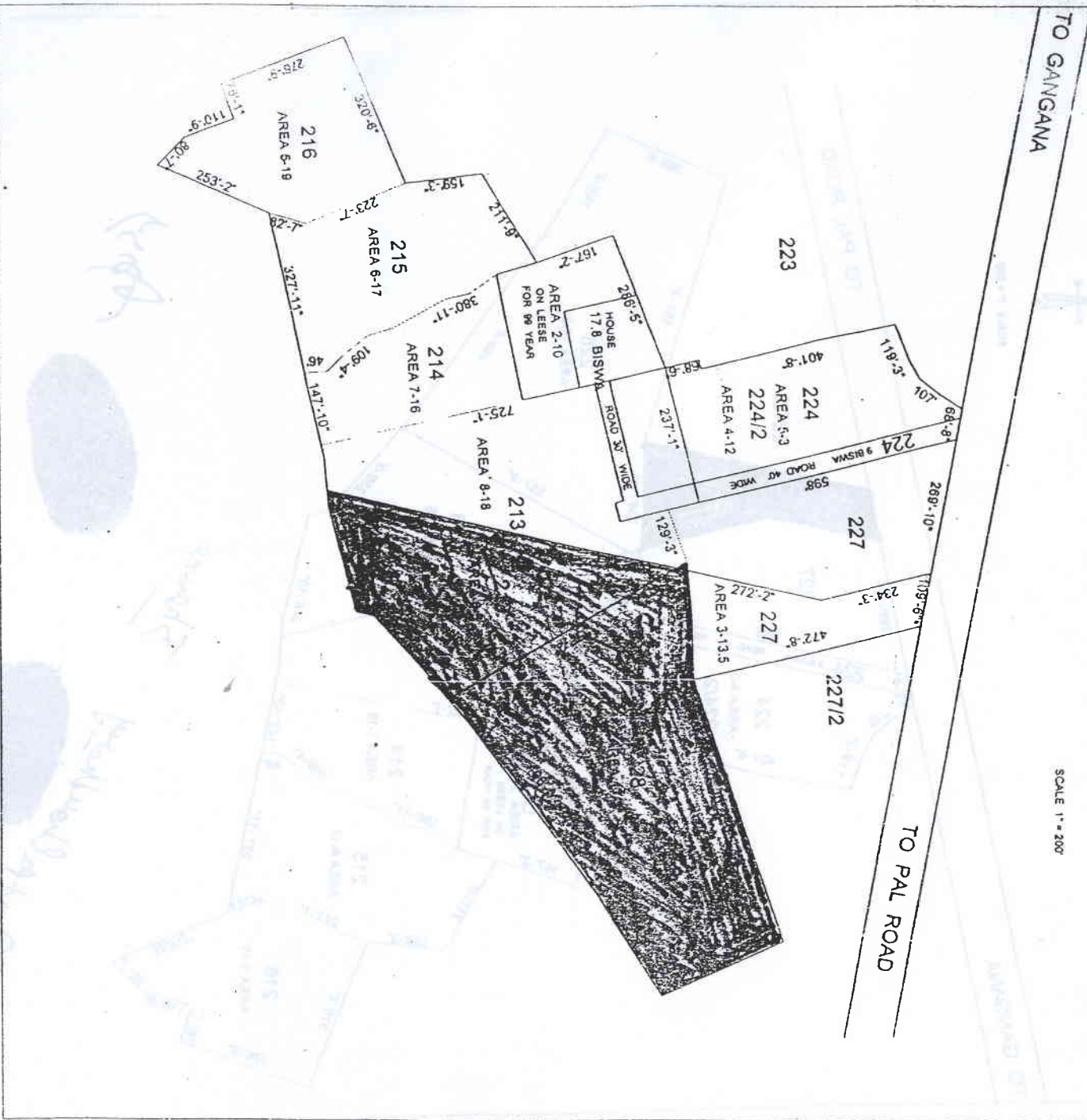
SITE PLAN OF KHASRA NO. 213,214,215,216/ 224,227,228 REVENUE VILLAGE GANGANA.
ON GANGANA ROAD AT JODHPUR.



SITE PLAN OF KHASRA NO. 213, 214, 215, 216 / 224, 227, 228 REVENUE VILLAGE GANGANA.
ON GANGANA ROAD AT JODHPUR.



SCALE 1" = 200'



[Signature]



[Signature]



कार्यालय जोधपुर विकास प्राधिकरण, जोधपुर

क्रमांक :

९४९

दिनांक :

०१/११/२०११

श्रीमान् उप पंजीयक

पंजीयन एवं मुद्रांक, जोधपुर

विषय : मुद्रांक अधिनियम की धारा २७ के तहत ली गई राशि का विवरण

महोदय,

सत्यमेव जयते के बारे में वाही गई सूचना निम्नानुसार है :-

- 1- लीज होल्डर का नाम श्री २२ घाटक नखिल लाल पुत्र श्री राजे ५१- नवलपरासी
- 2- भूखण्ड / सर्वे संख्या ५५५/६२-२२५५
- 3- जोधपुर विकास प्राधिकरण, जोधपुर द्वारा ली गई राशि का विवरण :-

1- भूखण्ड का नियमन / आवंटन राशि	25308361
2- भूखण्ड की कीमत / ब्याज	—
3- ब्याज शास्ति	—
4- प्रति वर्ष लीज राशि	20246701
5- लीज राशि पर ब्याज	—
6- अन्य शुल्क	—
7- बाहरी विकास शुल्क	70562341
8- इकरारनामा शास्ति	—

साधिव,

जोधपुर विकास प्राधिकरण, जोधपुर

कार्यालय जोधपुर विकास प्राधिकरण, जोधपुर

क्रमांक : ९४९

दिनांक : २१/११/२०११

श्रीमान् उप पंजीयक

पंजीयन एवं मुद्रांक, जोधपुर

महोदय,

विषय : मुद्रांक अधिनियम की धारा 27 के तहत ली गई राशि का विवरण

सलाश दस्तावेज के बारे में वाही गई सूचना निम्नानुसार है :-

श्री २२ बरतम जेष्ठ राजनी पत्र श्री ११ नवम्बर २०११

1- लीज होल्डर का नाम : श्री २२ बरतम जेष्ठ राजनी पत्र श्री ११ नवम्बर २०११

2- भूखण्ड/सर्वे संख्या : २२७१९, २१३१२

3- जोधपुर विकास प्राधिकरण, जोधपुर द्वारा ली गई राशि का विवरण :- २२४ २१३११९

1- भूखण्ड का नियमन / आवंटन राशि : २२३० ४३६१

2- भूखण्ड की कीमत / ब्याज : -

3- ब्याज शास्ति : २०२५ ६७०८

4- प्रति वर्ष लीज राशि : २०२५ ६७०८

5- लीज राशि पर ब्याज : -

6- अन्य शुल्क : ७०५६,२३५१

7- बाहरी विकास शुल्क : -

8- इकरारनामा शास्ति : -

सचिव,
जोधपुर विकास प्राधिकरण, जोधपुर

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : JODHPUR-I

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131)

Print Date : 12-04-2017 5:35 PM

Fee Receipt No	: 201702051003830	Receipt Date	: 12/04/2017
Name	: ADV G K CHANDA, ARIHANT	Document S. No.	: 201701051003962
Address	: JODHPUR		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 100
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 100
From Year 2016 To Year 2017		Total Amount	: ₹ 100

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 16190612 ₹ 100

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR



जोधपुर

Annexure-B**G.K. CHANDA****ADVOCATE****OFFICE**

15-16, TOP FLOOR "AMARDEEP"
JODHPUR, (RAJ.)
0291-2435525, FAX-0291-2440489,
MOBILE- 98290-24433
gkchandaadv@rediffmail.com

RESIDENCE

KAMLA NEHRU NAGAR,
JODHPUR, (RAJ.)
0291-2751091

Report of Investigation of Title in respect of immovable property

12/4/17

1-	a. Name of the branch/ business unit/office seeking opinion	SBI
	b. Reference no. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	By hand
	c. Name of the borrower.	M/s Arihant Superstructures Ltd Through Director Sh. Ashok Bhanwar Lal Chhajjer.
2-	a. Name of the unit/concern/company/person offering the property /(ies) as security.	M/s Arihant Superstructures Ltd Through Director Sh. Ashok Bhanwar Lal Chhajjer.
	b. constitution of the unit/concern/ person/body authority offering the property for creation of charge	Ltd. Company
	c. State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc)	Borrower
3-	Complete or full description of the immovable property/ (ies) offered as security including the following details.	Land at K.N. 227/9, 213/2 and 228 of village Gangana, Jodhpur.
	a. Survey no.	Not applicable
	b. Door /House no. (in case of house property)	Land at K.N. 227/9, 213/2 and 228 of village Gangana, Jodhpur.
	c. Extent/ area including plinth/ built up area in case of house property.	52075 Sq.Yds.
	d. Locations like name of the place, village, city registration sub district etc. Boundaries	Land at K.N. 227/9, 213/2 and 228 of village Gangana, Jodhpur. North- road and K.n 227/2 South -- sarhad mola pal East - Road West- sahara city

Note- Only originals or certified extracts from the registering/ land/ revenue/ other authorities be examined.				
S.no	Date	Name/ Nature of the document	Original/ certified copy / certified extract/ photocopy	In case of copies whether the originals was scrutinized by the advocate
1		Jamabandi of Khasra no. 227/2, 2/13 and 228 of Village Ganganga in favour of Smt. Pushpa Choudhary, Bhawana Choudhary and Sh. Harendra Pratap and endorsed in favour of M/s Arihant Superstructures Ltd. through Director Sh. Ashok Bhanwar Lal Chhajer.	copy	no
2	13-8-2010	sale deed executed by Smt. Pushpa Choudharya and Smt. Bhanwana Choudhary in favour of M/s Arihant Superstructure Ltd through Director Sh. Ashok Bhanwar Lal Chhajer regarding K.n. 227	Original	Original Scrutinized
3	13-8-2010	sale deed by Sh. Harendra Choudharya in favour of M/s Arihant superstructure ltd through Director Sh. Ashok Bhanwar Lal Chhajer regarding K.n. 213 and 228	Original	Original scrutinized
4	6-1-2011	patta vilekh no. 989 issued by JDA Jodhpur in favour of M/s Arihant Superstructure Ltd through Director Sh. Ashok Bhanwar Lal Chhajer for Group Housing.	Original	Original Scrutinized
5-	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor (please also enclose all such certified and relevant fee			No

	b. If such online / computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Not applicable
	c. whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made	No
7-	a. property offered as security falls within the jurisdiction of which sub-registrar office.	Sub-registrar Ist Jodhpur
	b. whether it is possible to have registration of documents in respect of the property in question at more than one office of sub-registrar / district registrar/ registrar general if so, please name all such officers.	Yes, all four sub-registrars, Jodhpur.
	c. Whether search has been made at all the offices named at (b) above ?	No
	d. Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question.	No
8-	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title / interest to the current titled holder. And wherever minor's interest or other clog on title is involved search should be made for a further period, depending on the need for clearance of such clog on the title. In case of property offered as security for loans of Rs 1.00 Crore and above, search of title/ encumbrances for a period of not less than 30 years in mandatory (separate sheets may be used)	That the captioned property was purchased by M/S Arihant superstructure Ltd. from khatedars of agriculture Land. Mutation was taken place in faovur of company. Agriculture Land was converted into abadi and for group housing scheme. Patta was issued by JDA Jodhpur in favour of Company on 06-01-11. The Company has taken project develop loan from STCI Finance Ltd.
9-	Nature of title of the intended mortgagor over the property (whether full ownership rights, leasehold rights occupancy/ possessory rights or inam holder or Govt. Grantee/ Allottee etc.)	Lease hold right

10-	If leasehold, whether - lease deed is duly stamped and registered - lessee is permitted to mortgage the leasehold rights - duration of the lease/ unexpired period of lease - If a sub lease check the lease deed in favour of the lessee as to whether lease deed permits sub leasing and mortgage by sub-lessee also. - Whether the leasehold rights permits for the creation of any superstructure (if applicable) - Right to get renewal of the leasehold rights and nature thereof.	Yes Yes 99 Years from 06-01-11
11	If Govt., grant/ allotment/ lease cum/sale agreement/ whether Grant / agreement etc provides for alienable rights to the mortgagor with or without conditions.	not applicable
	The mortgagor is competent to create charge on such property.	Not applicable
	Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	No
12-	If occupancy right, whether	
	a. such right is heritable and transferable	Not applicable
	b. mortgage can be created.	Not applicable
13-	Nature of minor's interest if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not applicable
14-	If the property has been transferred by way of Gift/ settlement deed whether	
	a. The gift/ settlement deed is duly stamped and registered	Not applicable
	b. The gift/ settlement deed has been attested by two witnesses	Not applicable
	c. The gift/ settlement deed transfers the property to donee.	Not applicable
	d. whether the donee has accepted the gift by signing the gift/ settlement deed or by a separated writing or by implication or by actions.	Not applicable
	e. whether there is any restriction on the donor is executing the gift/ settlement deed in question.	Not applicable
	f. whether the donee is in possession of the gifted property.	Not applicable
	g. whether any life interest is reserved for the donor or any other person and whether there is a need for any other person to join the creation of mortgage.	Not applicable
	h. any other aspect affecting the validity of the title passed through the gift/ settlement/ deed	Not applicable
15-	a. in case of partition / family settlement deeds, whether the original deed is available for deposit if not the modality/ procedure to be followed to get the deed deposited	Not applicable

	d. in respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with. e. whether any of the documents in question are executed in counterparts or in more than one set if so additional precautions to be taken for avoiding multiple mortgages ?	
16-	Whether the title documents include any testamentary documents / wills ?	
	a. in case of wills, whether the will is registered will or un registered will ?	Not applicable
	b. whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court ?	Not applicable
	c. whether the property is mutated on the basis of will	Not applicable
	d. whether the original will is available ?	Not applicable
	e. whether the original death certificate of the testator is available ?	Not applicable
	f. what are the circumstances and/ or documents to establish the will in question is the last and final will of the testator? (comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness / validity of the will, all parties have acted upon the will, etc which are relevant to rely on the will availability of mother/ original title deeds are to be explained)	Not applicable
17-	a. whether the property is subject to any wakf rights?	Not applicable
	b. whether the property belongs to church / temple or any religious / other institutions having any restriction in creation of charges on such properties ?	Not applicable
	c. precautions/ permissions, if any in respect of the above cases for creation of mortgage ?	Not applicable
18-	a. where the property is a HUF/joint family property mortgage is created for family benefit / legal necessity whether the major coparceners have no objections /join in execution minor's share if any, right to female members etc.	Not applicable
	b. please also comment on any other aspect which may adversely affect the validity of security in such cases ?	Not applicable
19-	a. Whether the property belongs to any trust or is subject to the rights of any trust ?	Not applicable
	b. whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	Not applicable
	c. if so additional precautions / permissions to be obtained for creation of valid mortgage?	Not applicable
	d. requirements if any for creation of mortgage as per the central/ state laws applicable to the trust in the matter?	Not applicable

	documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	
	c. in the case of conversion of agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	Not applicable
21-	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz, agricultural laws, weaker sections, minorities, land laws, SEZ regulations, costal zone regulations, environmental clearance, etc.)	Not applicable
22-	a. Whether the property is subject to any pending or proposed land acquisition proceedings ?	No
	b. whether any search/ enquiry is made with the land acquisition office and the outcome of such search/ enquiry	No
23-	a. whether the property is involved in or subject matter of any litigation which is pending or conducted ?	No
	b. if so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	No
	c. whether the title documents have any court seal/ marking which points out any litigation/ attachment/ security to court in respect of the property in question? In such case please comment on such seal/ making.	No
24-	a. in case of partnership firm whether the property belongs to the firm and the deed is properly registered.	Not applicable
	b. property belonging to partners, whether thrown on hotchpol ? whether formalities for the same have been completed as per applicable laws ?	Not applicable
	c. whether the person (s) creating mortgage has/ have authority to create mortgage for and on behalf of the firm.	Not applicable
25-	Whether the property belongs to a limited company, check the borrowing powers, board resolution, authorization to create mortgage/ execution of documents registration of any prior charges with the company registrar (ROC) articles of association / provision for common seal etc.	Not applicable
26-	In case of societies, association the required authority/ power to borrower and whether the mortgage can be created, and the requisite resolutions by laws.	Not applicable
27-	a. whether any POA is involved in the chain of title ?	Not applicable
	b. whether the POA involved in one coupled with interest i.e. a development agreement cum power of attorney , if so please clarify whether the same is a registered document and hence it has created an interest in favour of the builder / developer and as such is irrevocable as per law.	Not applicable
	c. In case the title document is executed by the POA holder please clarify whether the POA involved is (I) one executed by the builder/ developer/ firm/ individual	Not applicable

	d. in case of builder's POA whether the certified copy of POA is available and the same has been verified/ compared with the original POA.	Not applicable
	e. in case of common POA (i.e. POA other than builder's POA) please clarify the following clauses in respect of POA.	
	i. whether the original POA is verified and the title investigation is done on the basis of original POA.	Not applicable
	ii whether the POA is a registered one ?	Not applicable
	iii whether the POA is a special or general one.	Not applicable
	iv whether the POA contains a specific authority for execution of title document in question ?	Not applicable
	F. whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question ? (please clarify whether the same has been ascertained from the office of sub-registrar also ?)	Not applicable
	g. please comment on the genuineness of POA ?	Not applicable
	h. The unequivocal opinion on the enforceability and validity of the POA?	Not applicable
28-	Whether mortgage is being created by a POA holder, check genuineness of the power of attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the law of the place, where it is executed.	No
29-	If the property is a flat/ apartment or residential /commercial compels, check and comment on the following- a. promoter land/ owner title to the land/ building b. development agreement / power of attorney c. extent of authority of the developer / builder d. independent title verification of the land and/ or building in question ; e. Agreement for sale (duly registered) f. Payment of proper stamp duty g. Requirement of registration of sale agreement development agreement POA etc. h. Approval of building plan, permission of appropriate /local authority etc. i. Conveyance in favour of Society/ condominium concerned. j. Occupancy certificate/ allotment letter/ letter of possession. k. Membership details in the society etc l. Share certificates m. No objection letter from the society n. All legal requirement under the local /municipal	Not applicable

	p. If the property is a vacant land and construction is yet to be made, approval of lay out and other precautions if any q. Whether the numbering pattern of the units / flats tally in all documents such as approved plan agreement plan etc.	
30-	Encumbrances, attachments, and/ or claims whether of govt. central or state or other local authorities or third party claims, liens, etc and details thereof.	The property is presently mortgaged with STCI Finance Ltd. under project develop loan
31-	The period covered under the encumbrances certificate and the name of the person in whose favour the encumbrances is created and if so, satisfaction of charge if any	The property is presently mortgaged with STCI Finance Ltd. under project develop loan
32	Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy ?	Not applicable
33	a. urban land ceiling clearance, whether required and if so details thereon. b. whether no objection certificate under the income tax act pertaining to the property in question.	Not applicable
34	Details of RTC extract/ mutation extracts/ katha extracts pertaining to the property in question.	Not applicable
35	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records ?	Not applicable
36	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents?	Yes Yes Yes
37	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection (b) Document in relation to water connection. (c) Document in relation to sales tax registration if any applicable. (d) Other utility bills if any	property can be identified from electricity and water connection
38	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	Boundaries are matched with site plan attached with patta
39	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same	No

	these comments subsequently on making the same available to the advocate) special enactments, details of proper registration of documents, payment of proper stamp duty etc.	
40	Any bar / restriction for creation of mortgage under any local or special enactments details of proper registration of documents payment of proper stamp duty etc.	No
41	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not applicable
43	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Not applicable
44	Additional aspects relevant for investigation of title as per local laws.	Not applicable
45	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	The property is presently mortgaged with STCI Finance Ltd. under project develop loan
46	The specific persons who are required to create mortgage /to deposit documents creating mortgage.	Proposed borrower.


(G.K. Chanda)
Advocate

Annexure - C1:**Certificate of Title on the Basis of Certified****copies of the Title Deeds**

- 1- I have examined the Certified copies of Original Title Deeds intended to be deposited relating to the schedule property/(ies) to be offered as security by way of *Registered/Equitable/English Mortgage and that the certified copies of documents of title referred to in the Opinion are valid as secondary evidence of Right, title and Interest and that the said Registered/ Equitable Mortgage to be created on production of original title deedswill satisfy the requirements of creation of Registered/ Equitable Mortgage and I further certify that: (***please specify the kind of mortgage**)
- 2- I have examined the Certified copies of Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors and undertake to re-examine the original title deeds as and when produced and I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage on production of the original title deeds. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
- 3- Following scrutiny of Land Records/ Revenue Records and relative Certified copies of Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC) I hereby certify the genuineness on the basis of the certified copies of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
- 4- There are no prior Mortgage/ Charges/ encumbrances whatsoever except STCI Finance Ltd. as could be seen from the Encumbrance Certificate for the period from 2016 to 2017 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances except

- 6- Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____ (Specify the share of the Minor with Name). (Strike out if not applicable).
- 7- The Mortgage if created, will be available to the Bank for the Liability of the Intending **Proposed Borrowers**.
- 8- I certify that M/s Arihant Superstructures Ltd through Director Sh. Ashok Bhanwar Lal Chhajer has / have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
- 9- In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage
1. Copy of Jamabandi of Khasra no. 227/2, 2/13 and 228 of Village Ganganga in favour of Smt. Pushpa Choudhary, Bhawana Choudhary and Sh. Harendra Pratap and endorsed in favour of M/s Arihant Superstructures Ltd. through Director Sh. Ashok Bhanwar Lal Chhajer.
 2. Original registered sale deed executed by Smt. Pushpa Choudharya and Smt. Bhanwana Choudhary in favour of M/s Arihant Superstructure Ltd through Director Sh. Ashok Bhanwar Lal Chhajer regarding K.n. 227 dt 13-8-10
 3. Original registered sale deed by Sh. Harendra Choudharya in favour of M/s Arihant superstructure ltd through Director Sh. Ashok Bhanwar Lal Chhajer regarding K.n. 213 and 228 dt 13-8-10
 4. Original registered patta vilekh no. 989 issued by JDA Jodhpur in favour of M/s Arihant Superstructure Ltd through Director Sh. Ashok Bhanwar Lal Chhajer for Group Housing. Dt 6-1-2011
 5. Original no objection certificate regarding sale of property / unit by STCI Finance Ltd in favour of M/s Arihant Superstructure Ltd (yet to be issued)
 6. Original registered sale deed by M/s Arihant Superstructure Ltd through authorize person in favour of proposed borrower (yet to be executed)

Note- The property is presently mortgaged with STCI Finance Ltd.

There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

SCHEDULE OF THE PROPERTY

Land at K N 227/9 213/2 and 228 of village Ganganga Jodhpur