



RR ASSOCIATES

ADVOCATES & SOLICITORS

Office : H.No. 12, Vikram Vihar Extn. (Basement), Lalpat Nagar-IV, New Delhi-110024.
Tel.: 011-40513964, 40544932 Mob.: 9873348857, 7838839000, 9811212381, 9899322927, 9582000700, 8375055885
Branch Office : B-22/1/4, B.S. Road Industrial Area, Ghaziabad (U.P.)
E-mail : adv.ajaygiri@gmail.com, adv.rrassociates@gmail.com, adv.rrassociates1@gmail.com
RR Associates (dt.18.11.2014 & 19.11.2014)

REF: RR/2014/BT/OCTOBER/85

October 30, 2014

Cholamandalam Investment & Finance Co. Ltd.
6, Pusha Road
Karol Bagh
New Delhi.

Application No: 240292
Status: Positive Subject to Search
Case Type: BT

Title Search Report in respect of Built up Property No. IX/2368, measuring 120 sq. yds., Ahata No. 115, out of Khasra No. 128, situated at abadi Gali No. 12, Kailash Nagar, in the area of Village-Seelampur, Shahdra, Delhi; belonging to Mrs. Deepa Jain.

Dear Sir,

1. Name of the Applicant/s/Borrowers:

Mr. Vinod Kumar Jain

2. Name of the Co-Applciant/s, if any:

Mrs. Deepa Jain, Mr. Ankit Jain & Mr. Abhishek Jain

3. Name of the Property Owner/s:

Mrs. Deepa Jain

4. Description of Property:

Built up Property No. IX/2368, measuring 120 sq. yds., Ahata No. 115, out of Khasra No. 128, situated at abadi Gali No. 12, Kailash Nagar, in the area of Village-Seelampur, Shahdra, Delhi; (hereinafter referred to as "the said property").

5. Nature / Status of Property:

Freehold Property

6. List of Documents Examined/Perused:

- A. Photocopy of Sale Deed dated 30.08.1994 executed by Mr. Vinod Kumar Jain, as attorney of Mr. Ajay Kumar, Mr. Anil Kumar & Mr. Satish Kumar who is also attorney of Mrs. Kanta Devi in favour of Mrs. Deepa Jain in respect of the said property, duly registered as Document No. 3385, in Book No. I, Volume No. 2615, Pages 48-54, Registered on 02.09.1994.

7. Docs. Required prior to disbursement of loan for creation of security (Upfront):

Documents Must Have:

- A. Photocopy of Sale Deed dated 12.09.1961 executed in favour of Mr. Vikram Sain Jain in respect of the said property.
- B. Photocopy of Death Certificate of Late Vikram Sain Jain (waived basis I bond).

- C. Photocopy of Court Order and Decree passed in the Court of Mrs. Mamta Rani, Sub-Judge 1st Class, Delhi vide Suit No. 244/1976 declaring Mrs. Kanta Devi as owner of the said property (waived basis I bond).
- D. Photocopy of GPA dated 09.12.1981 executed by Mrs. Kanta Devi in favour of Mr. Ajay Kumar, Mr. Anil Kumar & Mr. Satish Kumar in respect of the said property (waived basis I bond).
- E. Photocopy of ATS executed by Mrs. Kanta Devi in favour of Mr. Ajay Kumar, Mr. Anil Kumar & Mr. Satish Kumar in respect of the said property (waived basis I bond).
- F. Photocopy of Will executed by Mrs. Kanta Devi in favour of Mr. Ajay Kumar, Mr. Anil Kumar & Mr. Satish Kumar in respect of the said property (waived basis I bond).
- G. Photocopy of GPA dated 25.11.1983 executed by Mr. Ajay Kumar, Mr. Anil Kumar & Mr. Satish Kumar in favour of Mr. Vinod Kumar Jain in respect of the said property (waived basis I bond).
- H. Photocopy of ATS executed by Mr. Ajay Kumar, Mr. Anil Kumar & Mr. Satish Kumar in favour of Mr. Vinod Kumar Jain in respect of the said property (waived basis I bond).
- I. Photocopy of Will executed by Mr. Ajay Kumar in favour of Mr. Vinod Kumar Jain in respect of the said property (waived basis I bond).
- J. Photocopy of Will executed by Mr. Anil Kumar in favour of Mr. Vinod Kumar Jain in respect of the said property (waived basis I bond).
- K. Photocopy of Will executed by Mr. Satish Kumar in favour of Mr. Vinod Kumar Jain in respect of the said property (waived basis I bond).
- L. Photocopy of Sale Deed dated 30.08.1994 executed by Mr. Vinod Kumar Jain, as attorney of Mr. Ajay Kumar, Mr. Anil Kumar & Mr. Satish Kumar who is also attorney of Mrs. Kanta Devi in favour of Mrs. Deepa Jain in respect of the said property.
- M. Original / Photocopy of List of Documents and latest outstanding letter issued by Mortgagee Bank.
- N. An affidavit/undertaking to the effect that the said property is not a subject matter of any pending litigation and free from all type of lien, encumbrances etc. to be obtained from the borrower, (as per format).

Documents Nice to Have:

- A. Original / Photocopy of Mutation Letter / Latest House Tax Receipt issued by Competent Authority in favour of the Borrowers in respect of the said property.
- B. Original / Photocopy of Building Sanction Letter and Plan issued by Competent Authority in respect of the said property, along with Completion Certificate.

II Following documents need to be submitted OTC / Post-Disbursal:

- A. Original Sale Deed dated 12.09.1961 executed in favour of Mr. Vikram Sain Jain in respect of the said property (waived basis I bond, copy of FIR / NCR and News paper publication).



- B. CTC of Court Order and Decree passed in the Court of Mrs. Mamta Rani, Sub-Judge 1st Class, Delhi vide Suit No. 244/1976 declaring Mrs. Kanta Devi as owner of the said property (waived basis I bond).
- C. Original GPA dated 09.12.1981 executed by Mrs. Kanta Devi in favour of Mr. Ajay Kumar, Mr. Anil Kumar & Mr. Satish Kumar in respect of the said property (waived basis I bond, copy of FIR / NCR and News paper publication).
- D. Original ATS executed by Mrs. Kanta Devi in favour of Mr. Ajay Kumar, Mr. Anil Kumar & Mr. Satish Kumar in respect of the said property (waived basis I bond).
- E. Original Will executed by Mrs. Kanta Devi in favour of Mr. Ajay Kumar, Mr. Anil Kumar & Mr. Satish Kumar in respect of the said property (waived basis I bond).
- F. Original GPA dated 25.11.1983 executed by Mr. Ajay Kumar, Mr. Anil Kumar & Mr. Satish Kumar in favour of Mr. Vinod Kumar Jain in respect of the said property (waived basis I bond, copy of FIR / NCR and News paper publication).
- G. Original ATS executed by Mr. Ajay Kumar, Mr. Anil Kumar & Mr. Satish Kumar in favour of Mr. Vinod Kumar Jain in respect of the said property (waived basis I bond).
- H. Original Will executed by Mr. Ajay Kumar in favour of Mr. Vinod Kumar Jain in respect of the said property (waived basis I bond).
- I. Original Will executed by Mr. Anil Kumar in favour of Mr. Vinod Kumar Jain in respect of the said property (waived basis I bond).
- J. Original Will executed by Mr. Satish Kumar in favour of Mr. Vinod Kumar Jain in respect of the said property (waived basis I bond).
- K. Original Sale Deed dated 30.08.1994 executed by Mr. Vinod Kumar Jain, as attorney of Mr. Ajay Kumar, Mr. Anil Kumar & Mr. Satish Kumar who is also attorney of Mrs. Kanta Devi in favour of Mrs. Deepa Jain in respect of the said property.
- L. Original / Copy of Confirming Closure Letter of the existing loan account with the Mortgagee Bank.


8. Opinion /Observation:

That Mrs. Deepa Jain purchased/acquired the said property i.e. Built up Property No. IX/2368, measuring 120 sq. yds., Ahata No. 115, out of Khasra No. 128, situated at abadi Gali No. 12, Kailash Nagar, in the area of Village-Seelampur, Shahdra, Delhi from Mr. Vinod Kumar Jain, as attorney of Mr. Ajay Kumar, Mr. Anil Kumar & Mr. Satish Kumar who is also attorney of Mrs. Kanta Devi vide Sale Deed dated 30.08.1994.

In this manner Mrs. Deepa Jain is/are the recorded owner/s of above said property.

We have perused the documents forwarded to us and have verified the relevant and available records Mrs. Deepa Jain has/have a valid title to the said property and he/she/they can create an equitable mortgage in favour of the Bank/Financial Institution on deposit of Documents of Title with the Bank in the manner required by law.

Kindly obtain technical clearance specifically in confirmation of the construction being in conformity with approved layout / zoning plan and building plan and the conditions set out therein.





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REF: RR/2014/BT/NOVEMBER/14

November 7, 2014

Cholamandalam Investment & Finance Co. Ltd.
6, Pusha Road
Karol Bagh
New Delhi.

Application No: 240292
Status: Positive
Case Type: BT

Title Search Report in respect of Built up Property No. IX/2368, measuring 120 sq. yds., Ahata No. 115, out of Khasra No. 128, situated at abadi Gali No. 2, Kailash Nagar, in the area of Village-Seelampur, Shahdra, Delhi; belonging to Mrs. Deepa Jain.

Dear Sir,

1. Name of the Applicant/s/Borrowers:
Mr. Vinod Kumar Jain
2. Name of the Co-Applicant/s, if any:
Mrs. Deepa Jain, Mr. Ankit Jain & Mr. Abhishek Jain
3. Name of the Property Owner/s:
Mrs. Deepa Jain

That it is certified that I have visited the office of Sub-Registrar-IV-A, Delhi and searched the records on the property mentioned above and found that the Sale Deed dated 30.08.1994 executed by Mr. Vinod Kumar Jain, as attorney of Mr. Ajay Kumar, Mr. Anil Kumar & Mr. Satish Kumar who is also attorney of Mrs. Kanta Devi in favour of Mrs. Deepa Jain in respect of the said property, duly registered as Document No. 3385, in Book No. I, Volume No. 2615, Pages 48-54, Registered on 02.09.1994.

Thanking You
For RR ASSOCIATES

Bhuvan Khosla
Advocates

Enclosed: Inspection Receipt No. 19902

Vinod ko. Jain
Chalp