



RR ASSOCIATES

ADVOCATES & SOLICITORS

Office : H.No. 12, Vikram Vihar Extn. (Basement), Lajpat Nagar-IV, New Delhi-110024.
Tel.: 011-40513964, 40544932 Mob.: 9873348957, 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)

REF: RR/2014/BT/OCTOBER/27

October 13, 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. 995/229-E6B (Old) & New No. IX/2292, measuring 100 sq. yds., Ahata No. 4, out of Khasra No. 128, situated at abadi Gali Nos. 11 & 12, Kailash Nagar, in the area of Village-Seelampur, Shahdra, Delhi; belonging to Mr. Abhishek 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:

Mr. Abhishek Jain

4. Description of Property:

Built up Property No. 995/229-E6B (Old) & New No. IX/2292, measuring 100 sq. yds., Ahata No. 4, out of Khasra No. 128, situated at abadi Gali Nos. 11 & 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:

- Photocopy of Sale Deed dated 26.06.1961 executed by Mr. Bhoja in favour of Mrs. Bishan Devi in respect of the entire property.
- Photocopy of Registered Will dated 27.03.1979 executed by Mrs. Bishan Devi in favour of Mr. Ramesh Chand Jain, Mr. Suresh Chand Jain, Mr. Mukesh Kumar Jain & Mr. Ashok Kumar Jain in respect of the entire property.
- Photocopy of Death Certificate of Late Bishan Devi.
- Photocopy of Sale Deed dated 17.07.1997 executed by Mr. Ramesh Chand Jain, Mr. Suresh Chand Jain, Mr. Mukesh Kumar Jain & Mr. Ashok Kumar Jain in favour of

Mr. Abhishek Jain in respect of the said property, duly registered as Document No. 4573, in Book No. I, Volume No. 883, Pages 32-36, Registered on 04.08.1997.

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

Documents Must Have:

- A. Photocopy of Sale Deed dated 26.06.1961 executed by Mr. Bhoja in favour of Mrs. Bishan Devi in respect of the entire property.
- B. Photocopy of Registered Will dated 27.03.1979 executed by Mrs. Bishan Devi in favour of Mr. Ramesh Chand Jain, Mr. Suresh Chand Jain, Mr. Mukesh Kumar Jain & Mr. Ashok Kumar Jain in respect of the entire property (waived basis I bond).
- C. Photocopy of Death Certificate of Late Bishan Devi.
- D. Photocopy of Mutation Letter issued by Competent Authority in favour of Mr. Ramesh Chand Jain, Mr. Suresh Chand Jain, Mr. Mukesh Kumar Jain & Mr. Ashok Kumar Jain in respect of the entire property (waived basis I bond).
- E. Photocopy of Sale Deed dated 17.07.1997 executed by Mr. Ramesh Chand Jain, Mr. Suresh Chand Jain, Mr. Mukesh Kumar Jain & Mr. Ashok Kumar Jain in favour of Mr. Abhishek Jain in respect of the said property.
- F. Original / Photocopy of List of Documents and latest outstanding letter issued by Mortgagee Bank.
- G. 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 17.07.1997 executed by Mr. Ramesh Chand Jain, Mr. Suresh Chand Jain, Mr. Mukesh Kumar Jain & Mr. Ashok Kumar Jain in favour of Mr. Abhishek Jain in respect of the said property.
- B. Original / Copy of Confirming Closure Letter of the existing loan account with the Mortgagee Bank.

8. Opinion /Observation:

That Mr. Abhishek Jain purchased/acquired the said property i.e. Built up Property No. 995/229-E6B (Old) & New No. IX/2292, measuring 100 sq. yds., Ahata No. 4, out of Khasra No. 128, situated at abadi Gali Nos. 11 & 12, Kailash Nagar, in the area of Village-Seelampur, Shahdra, Delhi from Mr. Ramesh Chand Jain, Mr. Suresh Chand Jain, Mr. Mukesh Kumar Jain & Mr. Ashok Kumar Jain vide Sale Deed dated 17.07.1997.

In this manner Mr. Abhishek 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 Mr. Abhishek 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.

In case of any clarification, please feel free to revert.

Thanking You
For RR ASSOCIATES


Advocates

SRO: VIII, Delhi



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REF: RR/2014/VETTING/DEC/18

Dec. 15, 2014

To
The Credit Manager
Cholamandalam Investment & Finance Co. Ltd.
6, Pusha Road
Karol Bagh
New Delhi.

Sub: Verification of Original/Copy of Title documents.

- 1) **Borrower's Name(s)**
Mr. Vinod Kumar Jain
- 2) **File No.** 240292
- 3) **Description of Property:**
Built up Property No. 995/229-E6B (Old) & New No. IX/2292, measuring 100 sq. yds., Ahata No. 4, out of Khasra No. 128, situated at abadi Gali Nos. 11 & 12, Kailash Nagar, in the area of Village-Seelampur, Shahdra, Delhi; (hereinafter referred to as "the said property").

Sir,

We have vetted the Original documents forwarded to us of the above stated property:

- A. Original Sale Deed dated 26.06.1961 executed by Mr. Bhoja in favour of Mrs. Bishan Devi in respect of the entire property.
- B. Original Sale Deed dated 17.07.1997 executed by Mr. Ramesh Chand Jain, Mr. Suresh Chand Jain, Mr. Mukesh Kumar Jain & Mr. Ashok Kumar Jain in favour of Mr. Abhishek Jain in respect of the said property, duly registered as Document No. 4897, in Book No. I, Volume No. 883, Pages 32-36, Registered on 04.08.1997.
- C. Original NOC dated 15.12.2014 issued by HDFC Bank Ltd. in favour of Jain Paper Traders.

We are of the opinion that the above documents are original and in order.

Doc. Recvd. Person Name:

For RR ASSOCIATES

Designation

Recvd. Dt.

Advocate
Advocates



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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-Seclampur, 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

Bhawan Khat

Advocates

Enclosed: Inspection Receipt No. 19902



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E-mail : adv.ajaygiri@gmail.com, adv.rassociates@gmail.com, adv.rassociates1@gmail.com

RR Associates

REF: RR/2014/BT/NOVEMBER/06

November 5, 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. 995/229-E6B (Old) & New No. IX/2292, measuring 100 sq. yds., Ahata No. 4, out of Khasra No. 128, situated at abadi Gali Nos. 11 & 12, Kailash Nagar, in the area of Village-Seelampur, Shahdra, Delhi; belonging to Mr. Abhishek Jain.

Dear Sir,

1. Name of the Applicant/s/Borrowers:

Mr. Vinod Kumar Jain

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

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

3. Name of the Property Owner/s:

Mr. Abhishek Jain

That it is certified that I have visited the office of Sub-Registrar-VIII, Delhi and searched the records on the property mentioned above and found that the Sale Deed dated 17.07.1997 executed by Mr. Ramesh Chand Jain, Mr. Suresh Chand Jain, Mr. Mukesh Kumar Jain & Mr. Ashok Kumar Jain in favour of Mr. Abhishek Jain in respect of the said property, duly registered as Document No. 4573, in Book No. I, Volume No. 883, Pages 32-36, Registered on 04.08.1997.

Thanking You
For RR ASSOCIATES

Bhanwar Khan

Advocates

Enclosed: Inspection Receipt No. 30067