

RAHEJA ASSOCIATES

ADVOCATES & SOLICITORS

Office :- D-8, Ground Floor (Front), Jangpura Extension, New Delhi-110014, Ph.: 91-11-24318957

Res-cum-Office :- 368, Ram Street, Vishwas Nagar, Delhi-110032, Ph.: 22383848

Chamber :- Ch. No.55, Civil Wing, Tis Hazari Courts, Delhi, Tel.: (0) 91-11-23977798

E-mail : rahejaassociates.associates@gmail.com, vipul_raheja@yahoo.com

Ref. No. **REF: VKR/RA /2013/VETTING/NOV/09**

DT: 12-11-13,

Dated.

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):**
Shri Rajeev Chawla

2) **File No.**
205014

3) **Description of the Property:**

Second Floor without roof rights Right Portion of Property No. E-53, Block-E, area 150 sq. yds, out of total area 300 sq. yds, Situated in Kirti Nagar, New 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 dt. 11.09.2001 executed by Sh. Paramjit Singh, Sh. Iqbal Singh, and Sh. Gurmeet Singh, in favour of Smt. Anjana Chawla, w.r.t. half portion of **Second Floor without roof rights area 150 sq. yds**, of said property, regd. as doc. no. 8372, Vol. No. 10005, on pages 74 to 84, on dt. 11.09.2001.

B. Original Sale Deed dt. 21.05.2010 executed by Smt. Anjana Chawla in favour of Sh. Mohinder Nath Rakheja, w.r.t. **Second Floor without roof rights** of said property, regd. as doc. No. 12214, Vol. No. 17666, on pages 48 to 54, on dt. 21.05.2010.

C. Original Sale Deed dt. 29.05.2013 executed by Sh. Mohinder Nath Rakheja, in favour of Sh. Rajeev Chawla and Smt. Anajana Chawla, w.r.t. **Second Floor without roof rights** of said property, regd. as doc. no. 11644, Vol. No. 20966, on pages 131 to 140, on dt. 01.06.2013.

We are of the opinion that the above documents are original and in order.
Documents sent to us are being returned herewith.

Doc. Recvd. Person Name:

Designation

Recvd. Dt.

Signature

For RAHEJA ASSOCIATES.

Vipul Raheja
Advocate.

RAHEJA ASSOCIATES

ADVOCATES & SOLICITORS

Office :- D-8, Ground Floor (Front), Jangpura Extension, New Delhi-110014, Ph.: 91-11-24318857

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Ref. No.

Dated.

(Raheja- 11.11.2013)

REF: VKR/RA/2013/LAP/OCT/10

DT: - 07.10.2013

Cholamandalam Investment & Finance Co. Ltd.

6, Pusha Road,

Karol Bagh,

New Delhi,

Case Type- Non-BT

Application No. 205014

Status: Possitive Subject to Search

**Title Search Report in respect of Second Floor without roof rights
Rights Portion of Property No. E-53, Block-E, area 150 sq. yds, out of
total area 300 sq. yds, Situated in Kirti Nagar, New Delhi**

Dear Sir,

1. Name of the Applicant/Borrowers:

Rajeev Chawla

2. Name of the co-applicant/s, if any:

Anjana Chawla

3. Name of the Property Owner:

Rajeev Chawla

4. Description of property:

Second Floor without roof rights Right Portion of Property No. E-53, Block-E, area 150 sq. yds, out of total area 300 sq. yds, Situated in Kirti Nagar, New Delhi, hereinafter referred to as "the said property".

5. Nature / Status of Property


Free hold Property.

6. List of Documents examined/perused :

A. Photocopy of Sale Deed dt. 05.08.1966 executed by Rehabilitation Housing Corporation Ltd., in favour of Sh. D.R. Sharma, w.r.t. said entire property, regd. as doc. No. 1410, Vol. No. 1710, on pages 102 to 106, on dt. 20.10.1966.

B. Photocopy of Sale Deed dt. 04.03.1967 executed by Sh. D.R. Sharma in favour of Sh. Baij Nath, w.r.t. said entire property,

C. Photocopy of Sale Deed dt. 14.10.1974 executed by Sh. Baij Nath in favour of Smt. Parkash Kaur, w.r.t. said entire property,



- D. Photocopy of Sale Deed dt. 19.06.1978 executed by Smt. Parkash Kaur in favour of Smt. Satwanti, Sh. Satish Kumar, w.r.t. said entire property.
- E. Photocopy of Sale Deed dt. 12.10.2000 executed by Smt. Satwanti in favour of Sh. Paramjit Singh, Iqbal Singh and Sh. Gurmeet Singh, w.r.t. **half undivided Share** of said property, regd. as doc. No. 10223, Vol. No. 9707, on pages 91 to 98, on dt. 12.10.2000.
- F. Photocopy of Sale Deed dt. 12.01.2001 executed by Sh. Satish Kumar in favour of Sh. Paramjit Singh, Iqbal Singh and Sh. Gurmeet Singh, w.r.t. **half undivided share** of said property.
- G. Photocopy of Sale Deed dt. 11.09.2001 executed by Sh. Paramjit Singh, Sh. Iqbal Singh, and Sh. Gurmeet Singh, in favour of Smt. Anjana Chawla, w.r.t. **half portion of Second Floor without roof rights area 150 sq. yds**, of said property, regd. as doc. no. 8372, Vol. No. 10005, on pages 74 to 84, on dt. 11.09.2001.
- H. Photocopy of Sale Deed dt. 21.05.2010 executed by Smt. Anjana Chawla in favour of Sh. Mohinder Nath Rakheja, w.r.t. **Second Floor without roof rights** of said property, regd. as doc. No. 12214, Vol. No. 17666, on pages 48 to 54, on dt. 21.05.2010.
- I. Photocopy of Sale Deed dt. 29.05.2013 executed by Sh. Mohinder Nath Rakheja, in favour of Sh. Rajeev Chawla and Smt. Anajana Chawla, w.r.t. **Second Floor without roof rights** of said property, regd. in S.R.-II, as doc. no. 11644, Vol. No. 20966, on pages 131 to 140, on dt. 01.06.2013.

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

Documents Must to have:

- A. Photocopy of Sale Deed dt. 05.08.1966 executed by Rehabilitation Housing Corporation Ltd., in favour of Sh. D.R. Sharma, w.r.t. said entire property, regd. as doc. No. 1410, Vol. No. 1710, on pages 102 to 106, on dt. 20.10.1966.
- B. Photocopy of Sale Deed dt. 04.03.1967 executed by Sh. D.R. Sharma in favour of Sh. Baij Nath, w.r.t. said entire property,
- C. Photocopy of Sale Deed dt. 14.10.1974 executed by Sh. Baij Nath in favour of Smt. Parkash Kaur, w.r.t. said entire property,

Wg

- D. ✓ Photocopy of Sale Deed dt. 19.06.1978 executed by Smt. Parkash Kaur in favour of Smt. Satwanti, Sh. Satish Kumar, w.r.t. said entire property.
- E. ✓ Photocopy of Sale Deed dt. 12.10.2000 executed by Smt. Satwanti in favour of Sh. Paramjit Singh, Iqbal Singh and Sh. Gurmeet Singh, w.r.t. **half undivided Share** of said property, regd. as doc. No. 10223, Vol. No. 9707, on pages 91 to 98, on dt. 12.10.2000.
- F. ✓ Photocopy of Sale Deed dt. 12.01.2001 executed by Sh. Satish Kumar in favour of Sh. Paramjit Singh, Iqbal Singh and Sh. Gurmeet Singh, w.r.t. **half undivided share** of said property, regd. as.....
- G. ✓ Original Sale Deed dt. 11.09.2001 executed by Sh. Paramjit Singh, Sh. Iqbal Singh, and Sh. Gurmeet Singh, in favour of Smt. Anjana Chawla, w.r.t. half portion of **Second Floor without roof rights area 150 sq. yds.** of said property, regd. as doc. no. 8372, Vol. No. 10005, on pages 74 to 84, on dt. 11.09.2001.
- H. ✓ Original Sale Deed dt. 21.05.2010 executed by Smt. Anjana Chawla in favour of Sh. Mohinder Nath Rakheja, w.r.t. **Second Floor without roof rights** of said property, regd. as doc. No. 12214, Vol. No. 17666, on pages 48 to 54, on dt. 21.05.2010.
- I. ✓ Original Sale Deed dt. 29.05.2013 executed by Sh. Mohinder Nath Rakheja, in favour of Sh. Rajeev Chawla and Smt. Anajana Chawla, w.r.t. **Second Floor without roof rights** of said property, regd. as doc. no. 11644, Vol. No. 20966, on pages 131 to 140, on dt. 01.06.2013.

Documents nice to have:

- A. Original / Copy of Building Sanction letter / Plan / Positive Technical report issued by concerned authority, w.r.t. the said property.
- B. Original Mutation Letter / House Tax receipt issued by Concerned authority in favour of borrower w.r.t said property.
- C. 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).

8. Opinion / Observation:

The said property i.e. **Second Floor without roof rights Rights Portion** of Property No. E-53, Block-E, area 150 sq. yds, out of total area 300 sq. yds, Situated in Kirti Nagar, New Delhi, has been acquired by Sh. Rajeev Chawla and Smt. Anajana Chawla, vide Sale Deed dt. 29.05.2013.

WJ

In this manner **Sh. Rajeev Chawla and Smt. Anajana Chawla** is the recorded owner of above said property.

We have perused the documents forwarded to us and have verified the relevant and available records **Sh. Rajeev Chawla and Smt. Anajana Chawla**, 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.

For RAHEJA ASSOCIATES.

 **Vipul Raheja**
Advocate.

PLZ CHECK FROM YOUR TECHNICAL AGENCY THAT THE PORTION MEASURING 150 SQ. YDS, TO BE MORTGAGED IS DULY SANCTIONED AND HAVING INDEPENDENT ACCESS.

THIS REPORT HAS BEEN MADE WITHOUT VERIFYING THE RECORDS FROM THE CONCERNED SUB-REGISTRAR OFFICE, SO IT IS ADVISABLE TO OBTAIN A SEARCH REPORT W.R.T. THE TITLE DOCUMENTS OF SAID PROPERTY PRIOR TO DISBURSMENT OF LOAN.

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Chamber :- Ch. No. 55, Civil Wing, Tis Hazari Courts, Delhi, Tel.: (0) 91-11-23977796

E-mail : rahejaassociates.associates@gmail.com, vipul_raheja@yahoo.com

Ref. No.

Dated,

REF: VKR/RA /2013/LAP/NOV/SEARCH/04

DT: -08-11-13.

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

Application No.-205014

Status: Positive.

**Title Search Report in respect of Second Floor without roof rights
Rights Portion of Property No. E-53, Block-E, area 150 sq. yds, out of
total area 300 sq. yds, Situated in Kirti Nagar, New Delhi**

Dear Sir,

1. Name of the Applicant/Borrowers:
Rajeev Chawla
2. Name of the co-applicant/s, if any:
Anjana Chawla
3. Name of the Property Owner:
Rajeev Chawla & Anjana Chawla

Sir,

It is certified that I have visited the office of Sub-Registrar-II, Delhi, and searched the records on the property mentioned above and found that Sale Deed dt. 29.05.2013 executed by Sh. Mohinder Nath Rakheja, in favour of Sh. Rajeev Chawla and Smt. Anajana Chawla, w.r.t. **Second Floor without roof rights** of said property, regd. in S.R.-II, as doc. no. 11644, Vol. No. 20966, on pages 131 to 140, on dt. 01.06.2013.

For RAHEJA ASSOCIATES.


Vipul Raheja
Advocate

Inspection Receipt bearing no. 38688, dt. 08-11-2013.

Cash Receipt**Receipt Book (B)****Original**

Sub Registrar Office : II Basai Darapur Delhi

Slip No: 38688

Fee For: Inspection

Applicant Name: VIPUL RAHEJA

And Address: TIS HAZARI COURT

Application Date: 08/11/2013

Year From: 2013

Year TO: 2013

Total Fee: 100

Cashier

Sub Registrar Office
II Basai Darapur Delhi

