



# RAHEJA ASSOCIATES

## ADVOCATES & SOLICITORS

Office :-D-142, Lower Ground Floor(LGF), Lejpat Nagar-I, New Delhi-24, Ph.: 91-11-4158 8957, 2982 8957  
Chamber :- 55, Civil Wing, Tis Hazari Courts, Delhi, Tel. : 23977796 Chamber :-534, Dwarka Courts, Delhi-75  
E-mail : rahejaassociates.associates@gmail.com, contact@rahejaassociates.in

DHF 1349170

Ref. No. ....

Dated. ....

**REF: VKR/RA /2015/LAP/JAN/SEARCH/22**

**DT: -03-02-15.**

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

Application No.- 263979  
Status: Positive.

**Title Search Report in respect of Property No. B-218-A, Adm. 76.5 Sq. Yds., out of Total area 153 sq. yds Out of Khasra No. 534/1, situated in the area of village Nawada Majra, Hastsal, Delhi, now colony known as Mohan Garden, New Delhi,**

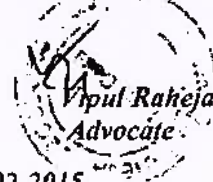
**Dear Sir,**

- 1. Name of the Applicant/Borrowers:**  
Sh. Rahul Kumar
- 2. Name of the co-applicant/s, if any:**  
Ms. Deepa Arya, and Mrs. Pushpa Bhatnagar
- 3. Name of the Property Owner:**  
Mrs. Pushpa Bhatnagar

**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. 24.01.2005 executed by Smt. Chanchal Rani GPA of Sh. M.P. Kataria who is GPA of Tota Ram who is GPA of Balwan Singh who is GPA of Sh. Ram Chander and Sh. Sabha Chand who are GPA of Sh. Rattan Singh and Sh. Subhey Singh in favour of Sh. V. K. Bhatnagar & Smt. Pushpa Bhatnagar regd. in S.R.-II, as Doc. No. 4450, Vol No. 12455, on pages 135-139 dt. 15.02.2005 AND Relinquishment Deed dt. 20.04.2009, executed by Sh. Rahul Bhatnagar and Sh. Lalit Bhatnagar in favour of Smt. Pushpa Bhatnagar regd. in S.R.-II, as Doc. No. 5957, Vol No. 16770, on pages 38-40 dt. 20.04.2009.

**For RAHEJA ASSOCIATES.**



**Inspection Receipt bearing no. 63933 dt. 03-02-2015.**

**Cash Receipt**

**Receipt Book (B)**

**Original**

Sub Registrar Office : II Basai Darapur Delhi

Slip No: 63933

Fee For: Inspection

Applicant Name: VIPUL RAHEJA,  
And Address: TIS HAZARI COURT, ND

Application Date: 03/02/2015

Year From: 2009

Year TO: 2009

Total Fee: 100

Cashier

Sub Registrar Office

II Basai Darapur Delhi



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DHS 1349170

Ref. No. ....

Dated. ....

(RAHEJA-28.01.2015)

REF: VKR/RA /2015/LAP/JAN/16

DT: - 22.01.2015

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

Case Type- NON-BT  
Application No.263979

Status: Positive Subject to Search.

**Title Search Report in respect of Property No. B-218-A, Adm. 76.5 Sq. Yds., out of Total area 153 sq. yds Out of Khasra No. 534/1, situated in the area of village Nawada Majra, Hastal, Delhi, now colony known as Mohan Garden, New Delhi,**

Dear Sir,

**1. Name of the Applicant/Borrowers:**

Sh. Rahul Kumar

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

Ms. Deepa Arya, and Mrs. Pushpa Bhatnagar

**3. Name of the Property Owner:**

Mrs. Pushpa Bhatnagar

**4. Description of property:**

Property No. B-218-A, Adm. 76.5 Sq. Yds., out of Total area 153 sq. yds, Out of Khasra No. 534/1, situated in the area of village Nawada Majra, Hastal, Delhi, now colony known as Mohan Garden, 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 GPA dt. 18.06.1984, executed by Sh. Rattan Singh and Sh. Subhey Singh in favour of Sh. Sabha Chand and Sh. Ram Chander w.r.t. said entire land 55 Bigha 2 Biswas.
- B. Photocopy of GPA dt. 09.09.1996, executed by Sh. Balwan Singh in favour of Sh. Tota Ram w.r.t. Portion area 76.1/2 sq. yds., in said property.

Wx

- C. Photocopy of ATS dt. 09.09.1996, executed by Sh. Balwan Singh in favour of Sh. Tota Ram w.r.t. said property.
- D. Photocopy of Will dt. 09.09.1996, executed by Sh. Balwan Singh in favour of Sh. Tota Ram w.r.t. said property regd. as Doc. No. 64445, Vol. No. 3122, dt. 09.09.1996.
- E. Photocopy of GPA dt. 09.01.1997, executed by Sh. Tota Ram in favour of Sh. M.P. Kataria w.r.t. said property.
- F. Photocopy of ATS dt. 09.01.1997, executed by Sh. Tota Ram in favour of Sh. M.P. Kataria w.r.t. said property.
- G. Photocopy of Will dt. 09.01.1997, executed by Sh. Tota Ram in favour of Sh. M.P. Kataria w.r.t. said property regd. as Doc. No.2055.
- H. Photocopy of GPA dt. 03.01.2002, executed by Sh. M.P. Kataria in favour of Smt. Chanchal Rani w.r.t. said property, regd. as Doc. No. 270, Vol No. 8113, on pages 108-109 dt. 03.01.2002.
- I. Photocopy of ATS dt. 03.01.2002, executed by Sh. M.P. Kataria in favour of Smt. Chanchal Rani w.r.t. said property.
- J. Photocopy of Will dt. 03.01.2002, executed by Sh. M.P. Kataria in favour of Smt. Chanchal Rani w.r.t. said property. regd. as Doc. No. 313, Vol No. 5501, on pages 25, dt. 03.01.2002..
- K. Photocopy of Sale Deed dt. 24.01.2005 executed by Smt. Chanchal Rani GPA of Sh. M.P. Kataria who is GPA of Tota Ram who is GPA of Balwan Singh who is GPA of Sh. Ram Chander and Sh. Sabha Chand who are GPA of Sh. Rattan Singh and Sh. Subhey Singh in favour of Sh. V. K. Bhatnagar & Smt. Pushpa Bhatnagar w.r.t. said property regd. in S.R.-II, as Doc. No. 4450, Vol No. 12455, on pages 135-139 dt. 15.02.2005.
- L. Photocopy of Relinquishment Deed dt. 20.04.2009, executed by Sh. Rahul Bhatnagar and Sh. Lalit Bhatnagar in favour of Smt. Pushpa Bhatnagar w.r.t. said property regd. in S.R.-II, as Doc. No. 5957, Vol No. 16770, on pages 38-40 dt. 20.04.2009.

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

**Documents Must to have:**

- A. Certified copy of Khatoni for the year 1983-84 issued by Concerned Patwari, reflecting the name of Rattan Singh and Subhey Singh, as the owners / Bhumidars of said entire Land. (waived agt. Indemnity bond)



- B. Photocopy of GPA dt. 18.06.1984, executed by Sh. Rattan Singh and Sh. Subhey Singh in favour of Sh. Sabha Chand and Sh. Ram Chander w.r.t. **entire land 55 Bigha 2 Biswas.**
- C. Photocopy of ATS executed by Sh. Rattan Singh and Sh. Subhey Singh in favour of Sh. Sabha Chand and Sh. Ram Chander w.r.t. said entire land 55 Bigha 2 Biswas. **(waived agt. Indemnity bond)**
- D. Photocopy of Will executed by Sh. Rattan Singh and Sh. Subhey Singh in favour of Sh. Sabha Chand and Sh. Ram Chander w.r.t. said entire land 55 Bigha 2 Biswas. **(waived agt. Indemnity bond)**
- E. Original GPA dt. 03.03.1986 executed by Sh. Sabha Chand and Sh. Ram Chander in favour of Sh. Balwan Singh, w.r.t. said property. **(waived agt. Indemnity bond)**
- F. Original ATS executed by Sh. Sabha Chand and Sh. Ram Chander in favour of Sh. Balwan Singh, w.r.t. said property. **(waived agt. Indemnity bond)**
- G. Original Will/s executed by Sh. Sabha Chand and Sh. Ram Chander in favour of Sh. Balwan Singh, w.r.t. said property. **(waived agt. Indemnity bond)**
- H. Original GPA dt. 09.09.1996, executed by Sh. Balwan Singh in favour of Sh. Tota Ram w.r.t. said **Portion area 76.1/2 sq. yds..**
- I. Original ATS dt. 09.09.1996, executed by Sh. Balwan Singh in favour of Sh. Tota Ram w.r.t. said property.
- J. Original Will dt. 09.09.1996, executed by Sh. Balwan Singh in favour of Sh. Tota Ram w.r.t. said property regd. as Doc. No. 64445, Vol. No. 3122, dt. 09.09.1996.
- K. Original GPA dt. 09.01.1997, executed by Sh. Tota Ram in favour of Sh. M.P. Kataria w.r.t. said property.
- L. Original ATS dt. 09.01.1997, executed by Sh. Tota Ram in favour of Sh. M.P. Kataria w.r.t. said property.
- M. Original Will dt. 09.01.1997, executed by Sh. Tota Ram in favour of Sh. M.P. Kataria w.r.t. said property regd. as Doc. No.2055.





- N. Original GPA dt. 03.01.2002, executed by Sh. M.P. Kataria in favour of Smt. Chanchal Rani w.r.t. said property, regd. as Doc. No. 270, Vol No. 8113, on pages 108-109 dt. 03.01.2002.
- O. Original ATS dt. 03.01.2002, executed by Sh. M.P. Kataria in favour of Smt. Chanchal Rani w.r.t. said property.
- P. Original Will dt. 03.01.2002, executed by Sh. M.P. Kataria in favour of Smt. Chanchal Rani w.r.t. said property. regd. as Doc. No. 313, Vol No. 5501, on pages 25, dt. 03.01.2002..
- Q. Original Sale Deed dt. 24.01.2005 executed by Smt. Chanchal Rani GPA of Sh. M.P. Kataria who is GPA of Tota Ram who is GPA of Balwan Singh who is GPA of Sh. Ram Chander and Sh. Sabha Chand who are GPA of Sh. Rattan Singh and Sh. Subhey Singh in favour of Sh. V. K. Bhatnagar & Smt. Pushpa Bhatnagar w.r.t. said property regd. in S.R.-II, as Doc. No. 4450, Vol No. 12455, on pages 135-139 dt. 15.02.2005.
- R. Photocopy of Death Certificate of Sh. V.K. Bhatnagar. (waived agt. Indemnity bond)
- S. Original Surviving Member Certificate issued by Competent Authority reflecting the names of Sh. Rahul Bhatnagar, Sh. Lalit Bhatnagar, and Smt. Pushpa Bhatnagar, as the only legal heirs of Lt. Sh. V.K. Bhatnagar. (waived agt. Undertaking cum Indemnity bond)
- T. Original Relinquishment Deed dt. 20.04.2009, executed by Sh. Rahul Bhatnagar and Sh. Lalit Bhatnagar in favour of Smt. Pushpa Bhatnagar w.r.t. said property regd. in S.R.-II, as Doc. No. 5957, Vol. No. 16770, on pages 38-40 dt. 20.04.2009.
- U. Original Mutation Letter issued by MCD in favour of Smt. Pushpa Bhatnagar w.r.t. said property. (waived agt. Indemnity bond)

**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. Property No. B-218-A, Adm. 76.5 Sq. Yds., out of Total area 153 sq. yds, Out of Khasra No. 534/1, situated in the area of village Nawada Majra, Hastal, Delhi, now colony known as Mohan Garden, New Delhi, has been acquired by Smt. Pushpa Bhatnagar, vide Sale Deed dt. 24.01.2005 & Relinquishment Deed dt. 20.04.2009.

In this manner **Smt. Pushpa Bhatnagar**, is the recorded owner of above said property.

We have perused the documents forwarded to us and have verified the relevant and available records **Smt. Pushpa Bhatnagar**, 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 ADM. 76.5 SQ. YDS BEING FINANCED IS A DULY SANCTIONED UNIT 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.**



# RAHEJA ASSOCIATES

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E-mail : rahejaassociates.associates@gmail.com, contact@rahejaassociates.in

Ref. No. ....

Dated. ....

**REF: VKR/RA/2015/VETTING/JAN/08**

**DT: 23-01-15.**

**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):  
Sh. Rahul Kumar

2) File No.  
263979

3) Description of the Property:

Property No. B-218-A, Adm. 76.5 Sq. Yds., out of Total area 153 sq. yds, Out of Khasra No. 534/1, situated in the area of village Nawada Majra, Hastals, Delhi, now colony known as Mohan Garden, 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 GPA dt. 09.09.1996, executed by Sh. Balwan Singh in favour of Sh. Tota Ram w.r.t. said property.
- B. Original ATS dt. 09.09.1996, executed by Sh. Balwan Singh in favour of Sh. Tota Ram w.r.t. said property.
- C. Original Will dt. 09.09.1996, executed by Sh. Balwan Singh in favour of Sh. Tota Ram w.r.t. said property regd. as Doc. No. 64445, Vol. No. 3122, dt. 09.09.1996.
- D. Original GPA dt. 09.01.1997, executed by Sh. Tota Ram in favour of Sh. M.P. Kataria w.r.t. said property.
- E. Original ATS dt. 09.01.1997, executed by Sh. Tota Ram in favour of Sh. M.P. Kataria w.r.t. said property.
- F. Original Will dt. 09.01.1997, executed by Sh. Tota Ram in favour of Sh. M.P. Kataria w.r.t. said property regd. as Doc. No.2055.





- G. Original GPA dt. 03.01.2002, executed by Sh. M.P. Kataria in favour of Smt. Chanchal Rani w.r.t. said property, regd. as Doc. No. 270, Vol No. 8113, on pages 108-109 dt. 03.01.2002.
- H. Original ATS dt. 03.01.2002, executed by Sh. M.P. Kataria in favour of Smt. Chanchal Rani w.r.t. said property.
- I. Original Will dt. 03.01.2002, executed by Sh. M.P. Kataria in favour of Smt. Chanchal Rani w.r.t. said property. regd. as Doc. No. 313, Vol No. 5501, on pages 25, dt. 03.01.2002..
- J. Original Sale Deed dt. 24.01.2005 executed by Smt. Chanchal Rani GPA of Sh. M.P. Kataria who is GPA of Tota Ram who is GPA of Balwan Singh who is GPA of Sh. Ram Chander and Sh. Sabha Chand who are GPA of Sh. Rattan Singh and Sh. Subhey Singh in favour of Sh. V. K. Bhatnagar & Smt. Pushpa Bhatnagar w.r.t. said property regd. in S.R.-II, as Doc. No. 4450, Vol No. 12455, on pages 135-139 dt. 15.02.2005.
- K. Original Relinquishment Deed dt. 20.04.2009, executed by Sh. Rahul Bhatnagar and Sh. Lalit Bhatnagar in favour of Smt. Pushpa Bhatnagar w.r.t. said property regd. in S.R.-II, as Doc. No. 5957, Vol. No. 16770, on pages 38-40 dt. 20.04.2009.

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.**

