

RAHEJA ASSOCIATES

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(2)

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Ref. No.

Dated

(RAHEJA-01.03.13)

REF: VKR/RA/2013/LAP/FEB/61

DT: - 21.02.2013

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

Case Type- NON BT
Application No.175082

Status: Positive subject to search

Title Search Report in respect of Entire First Floor without roof rights of Property No. B-165, area measuring 110 sq. yds, out of khasra no. 2012, Situated at Village Tihar, Colony known as Hari Nagar, Clock Tower, New Delhi.

Dear Sir,

1. Name of the Applicant/Borrowers:

Sh. Rahul Attray

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

Sh. Yash Pal Singh

3. Name of the Property Owner:

Smt. Pravesh

4. Description of property:

Entire First Floor without roof rights of Property No. B-165, area measuring 110 sq. yds, out of khasra no. 2012, Situated at Village Tihar, Colony known as Hari Nagar, Clock Tower, 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 Will dt. 19.11.1987 executed by Sh. Lal Chand in favour of Sh. Sushil Kumar Verma, Sh. Kishan Kumar Verma and Sh. Sawtenter Kumar Verma, w.r.t. said property.
- B. Photocopy of Death Certificate of Sh. Lal Chand.

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- C. Photocopy of GPA dt. 09.03.1989 executed by Sh. Susheel Kumar Verma and Sh. Krishan Kumar Verma, in favour of Sh. Sawtanter Kumar Verma, w.r.t. said property.
- D. Photocopy of Will dt. 09.03.1989 executed by Sh. Susheel Kumar Verma in favour of Smt. Suneeta Kumar Verma, w.r.t. said property, 7194, Vol. No. 889, on dt. 09.03.1989.
- E. Photocopy of Will dt. 09.03.1989 executed by Sh. Krishan Kumar Verma in favour of Smt. Suneeta Kumar Verma, w.r.t. said property, regd. as doc. no. 7195, Vol. No. 889, on dt. 09.03.1989.
- F. Photocopy of Sale Deed dt. 19.08.2008 executed by Sh. Sawtanter Kumar Verma in favour of Smt. Pritam Kaur, w.r.t. said property, regd. as doc. no. 19373, Vol. No. 16328, on pages 47 to 52, on dt. 19.08.2008.
- G. Photocopy of GPA dt. 19.05.2009 executed by Smt. Pritam Kaur in favour of Smt. Indu Puri, w.r.t. UGF & FF in said property, regd. as doc. No. 4599, Vol. No. 12492, on pages 51 to 54, on dt. 19.05.2009.
- H. Photocopy of Sale Deed dt. 10.06.2010 executed by Smt. Indu Puri in favour of Smt. Pravesh, w.r.t. FF without roof rights of said property, regd. in SR-II, as doc. No. 14486, Vol. No. 17738, on pages 185 to 191, on dt. 10.06.2010.

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

Documents Must to have:

- A. Photocopy of Sale deed dt. 03.04.1951 executed in favour of Sh. Lal Chand, w.r.t. said entire property area 220 sq. yds..
- B. Photocopy of Will dt. 19.11.1987 executed by Sh. Lal Chand in favour of Sh. Sushil Kumar Verma, Sh. Kishan Kumar Verma and Sh. Sawtanter Kumar Verma, w.r.t. Portion adm. 110 sq. yds., in said property.
- C. Photocopy of Death Certificate of Sh. Lal Chand.
- D. Photocopy of Mutation Letter issued by MCD in favour of Sh. Sushil Kumar Verma, Sh. Kishan Kumar Verma and Sh. Sawtanter Kumar Verma, w.r.t. Portion adm. 110 sq. yds., in said property. (waived agt. Indemnity bond, basis mail dt. 01.03.2013)
- E. Photocopy of GPA dt. 09.03.1989 executed by Sh. Susheel Kumar Verma and Sh. Krishan Kumar Verma, in favour of Sh. Sawtanter Kumar Verma, w.r.t. their share in Portion adm. 110 sq. yds., in said property.

F. Photocopy of ATS executed by Sh. Susheel Kumar Verma and Sh. Krishan Kumar Verma, in favour of Sh. Sawtanter Kumar Verma, w.r.t. their share in **Portion adm. 110 sq. yds.**, in said property. (waived agt. **Indemnity bond**, basis mail dt. 01.03.2013)

G. Photocopy of Will dt. 09.03.1989 executed by Sh. Susheel Kumar Verma in favour of Smt. Suneeta Kumar Verma, w.r.t. his portion in said property, 7194, Vol. No. 889, on dt. 09.03.1989.

H. Photocopy of Will dt. 09.03.1989 executed by Sh. Krishan Kumar Verma in favour of Smt. Suneeta Kumar Verma, w.r.t. his portion in said property, regd. as doc. no. 7195, Vol. No. 889, on dt. 09.03.1989.

I. Photocopy of Sale Deed dt. 19.08.2008 executed by Sh. Sawtanter Kumar Verma in favour of Smt. Pritam Kaur, w.r.t. **Portion adm. 110 sq. yds.**, in said property, regd. as doc. no. 19373, Vol. No. 16328, on pages 47 to 52, on dt. 19.08.2008. *incw*


J. Original GPA dt. 19.05.2009 executed by Smt. Pritam Kaur in favour of Smt. Indu Puri, w.r.t. **UGF & FF** in said property, regd. as doc. No. 4599, Vol. No. 12492, on pages 51 to 54, on dt. 19.05.2009. (waived agt. **Indemnity bond**, basis mail dt. 01.03.2013)

K. Original ATS executed by Smt. Pritam Kaur in favour of Smt. Indu Puri, w.r.t. **UGF & FF** in said property. (waived agt. **Indemnity bond**, basis mail dt. 01.03.2013)

L. Original will executed by Smt. Pritam Kaur in favour of Smt. Indu Puri, w.r.t. **UGF & FF** in said property. (waived agt. **Indemnity bond**, basis mail dt. 01.03.2013)

M. Original Sale Deed dt. 10.06.2010 executed by Smt. Indu Puri in favour of Smt. Pravesh, w.r.t. **FF without roof rights** of said property, regd. in **SR-II**, as doc. No. 14486, Vol. No. 17738, on pages 185 to 191, on dt. 10.06.2010.

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.
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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. **Entire First Floor without roof rights** of Property No. B-165, area measuring 110 sq. yds, out of khasra no. 2012, Situated at Village Tihar, Colony known as Hari Nagar, Clock Tower, New Delhi, has been acquired by Smt. Pravesh vide Sale Deed dt. 10.06.2010.

In this manner **Smt. Pravesh** are the recorded owner of above said property.

We have perused the documents forwarded to us and have verified the relevant and available records. **Smt. Pravesh** 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.

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.