

To,  
The Asst. General Manager,  
**STATE BANK OF INDIA,**  
HLST NOIDA.

**Reg:- Project Report- "AROCON RAINBOW"**

1	a	Name of the Branch/ Business Unit/Office seeking opinion	Ghaziabad/Noida	
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	By Email	
	c	Name of the Borrower	Borrower will be the intending purchaser of the flat.	
2	A	Type of Loan	Housing	
	B	Type of Property	Residential Group Housing	
3	A	Name of the unit/concern/ company/ person offering the property/ (ies) as security	Borrower will be the intending purchaser of the flat.	
	B	Constitution of the unit/concern/ person/body/authority offering the property for creation of charge	As per allotment of the flat.	
	C	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	As Borrower	
4	A	Value of Loan (In Crore)	N.A.	
5		Complete or full description of the immovable property/ (ies) offered as security including the following details. Survey No.	<b>"Arocon Rainbow"</b> at Group Housing Land area 7087 sq. mts. having khasra nos. 1441 (Area 0.2140 Hect.), 1466 (Area 0.0253 Hect.), 1467 (Area 0.0890 Hect.), 1468 (Area 0.1010 Hect.), 1469 (Area 0.1380 Hect.), 1470 (Area 0.1150 Hect.) & 1471 (Area 0.0264 Hect.) having Tower no. R1 falling in GH Plot no. 2, in H Block Township known as Jaipur Sunrise Green situated in Village Shahpur Bamheta, Ghaziabad, Tehsil & District- Ghaziabad. East- As per site plan West- As per site plan, North- As per site plan, South- As per site plan	
	a	Door/House no. ( in case of house property)		
	b	Extent/area including plinth/ builtup area in case of House property		
	c	Locations like name of the place, village, city, registration, sub-district etc. Boundaries		
	d			
6 a Particulars of the documents scrutinized-serially and chronologically.				
b Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.				
Sl. No	Date	Name / Nature of the Document	Original / Certified Copy / Certified Extract Photocopy etc.	In case of copies, whether the original was scrutinized by the Advocate
		1). Certified copy of Sale Deed executed by Mr Lakhpatt And Mr Kallan Both S/O Mr Balwant in favour of M/S SMV Agencies Pvt. Ltd on dated 16/05/2005 Vide Book No. 1 Volume No. 6030 On Page No. 147 To 170 Registration No. 2974.  2). Certified copy of Sale Deed executed by Mr Jai Prakash s/o Shri Asha Ram in favour of M/S Jaipuria Advance Technology Pvt. Ltd. on dated 04/03/2005 Vide Book No. 1 Volume No. 5924 On Page No. 155 To 178 Registration No. 1192.		



- 3). Certified copy of Exchange Deed executed between Logica Estate Pvt. Ltd. AND Jaipuria Cosmetics Pvt. Ltd Vide Book No. 1 Volume No. 6721 On Page No. 257 To 292 Registration No. 6078 dated 10.07.2006.
- 4). Certified copy of Sale Deed executed by Mr Shahmal s/o Shri Vodal in favour of M/S Vibhu Drinks Pvt. Ltd. on dated 21/05/2005 Vide Book No. 1 Volume No. 6039 On Page No. 357-398 Registration No. 3157.
- 5). Certified copy of Sale Deed executed by Mr. Munesh & Mr. Subhash sons of Shri Veer Pal Singh in favour of M/S Jaipuria Leo Software & System Pvt. Ltd. on dated 30.07.2005 Vide Book No. 1 Volume No. 6144 On Page No. 11-44 Registration No. 4903.
- 6). Certified copy of Sale Deed executed by Amardeep Buildcon Pvt. Ltd in favour of S.M.V. Realtors Pvt. Ltd on dated 10.07.2006 Vide Book No. 1 Volume No. 6717 On Page No. 385-370 Registration No. 6061 in the office of Sub Registrar-I Ghaziabad.
- 7). Certified copy of Sale Deed executed by Mr Madanpal S/O Mr Ramchander in favour of Jaipuria Cosmetics Pvt. Ltd On dated 15/07/2005 Vide Book No. 1 Volume No. 6120 On Page No. 315 To 350 Registration No. 4498.
- 8). Certified copy of Sale Deed executed by Mr Chela Ram, Mr Jaiveer Both S/O Mr Ramchander And Mr Gyanendra Alias Bablu S/O Mr Jagdish in favour of Jaipuria Advance Technology Pvt. Ltd On dated 27/07/2005 Vide Book No. 1 Volume No. 6139 On Page No. 261 To 342 Registration No. 4818.
- 9). Certified copy of Sale Deed executed by Mr Jeetender Kumar S/O Mr Lakhmi Chand in favour of M/S S.M.V. Agencies Pvt. Ltd On dated 02/06/2005 Vide Book No. 1 Volume No. 6054 On Page No. 107 To 140 Registration No. 3400.
- 10). Certified copy of Sale Deed executed by Shri Ram Phal, Shri Sheesh Ram sons of Shri Harpat & Shri Leela Dhar s/o Shri Har Chand in favour of M/S Jaipuria Advance Technology Pvt. Ltd on dated 28/06/2005 Vide Book No. 1 Volume No. 6091 On Page No. 319-398 Registration No. 4032 In the office of Sub Registrar-I Ghaziabad.
- 11). Certified copy of Sale Deed executed by Mr Ram Singh S/O Mr Harchand In favour of M/S Jaipuria Advance Technologies Pvt. Ltd vide Sale Deed registered on dated 27.06.2005 Vide Book No. 1 Volume No. 6089 On Page No. 185-244 Registration No. 4002 In the office of Sub Registrar-I Ghaziabad.
- 12). Certified copy of Sale Deed executed by Mr Ramphal And Sheeshram Both S/O Mr Harpat in favour of M/S Jaipuria Advance Technology Pvt. Ltd On dated 28/06/2005 Vide Book No. 1 Volume No. 6091 On Page No. 247 To 318 Registration No. 4031.
- 13). Certified copy of Exchange Deed executed between Vibhu Drinks Pvt. Ltd AND Legend Buildcon Pvt. Ltd On dated 10/07/2006 Vide Book No. 1 Volume No. 6720 On Page No. 263 To 338 Registration No. 6072 In the office of Sub Registrar-I Ghaziabad.
- 14). Certified copy of Sale Deed executed by Mr Dharampal And Nepal Both s/o Mr Sheoram in favour of Jaipuria Cosmetics Pvt. Ltd on dated 25/06/2005 Vide Book No. 1 Volume No. 6088 On Page No. 13 To 42 Registration No. 3977.
- 15). Certified copy of Exchange Deed executed between Surya Vaibhav Developers Pvt. Ltd AND Logical Developers Pvt. Ltd registered on dated 10.07.2006 vide document no. 6070.
- 16). Certified copy of Exchange Deed executed between Jaipuria Advance Technology Pvt. Ltd in favour of Logical Developers Pvt. Ltd On dated 10/07/2006 Vide Book No. 1 Volume No. 6718 Page - 10 - Of 30 on Page No. 275 To 334 Registration No. 6068.
- 17). Certified copy of Sale Deed executed by Mr Moolchand, Mr Mahendra, Mr Roshan All S/O Mr Likkhi In favour of Vibhu Drinks Pvt. Ltd On dated 08/06/2005 Vide Book No. 1 Volume No. 6065 On Page No. 373 To 408 Registration No. 3575.
- 18). Certified copy of Exchange Deed executed between Jaipuria Cosmetics Pvt. Ltd in favour of Snow White Buildcon Pvt. Ltd Vide Book No. 1 Volume No. 6721 On Page No. 257 To 292 Registration No. 6078.
- 19). Certified copy of Sale Deed executed by Mr Dharampal And Nepal Both S/O Mr Sheoram In favour of Jaipuria Cosmetics Pvt. Ltd On dated 25/06/2005 Vide Book No. 1 Volume No. 6088 On Page No. 13 To 42 Registration No. 3977.



20). Copy Of Consortium Agreement Executed Between M/S Smv Agencies Pvt. Ltd As Leading Member Company And M/S Ans Construction Ltd; M/S K.N. Consultants Pvt. Ltd; M/S Niti Shree Buildtech Limited; M/S Jaipuria Infrastructure Developers Pvt. Ltd; M/S Vibhu Drinks Private Limited; M/S Risk Free Traders Pvt. Ltd; M/S Surya Vaibhav Developers Pvt. Ltd; M/S Rushabh Marketing Pvt. Ltd; M/S Jaipuria Leo Software & Systems Pvt. Ltd; M/S Hyderabad Beverages Pvt. Ltd; M/S Jaipuria Advance Technologies Pvt. Ltd; M/S Jaipuria Cosmetics Pvt. Ltd; M/S Banke Bihari Infrastructure Developers Pvt. Ltd; M/S Steel City Beverages Pvt. Ltd; M/S Nagpur Frozen Foods Pvt. Ltd; M/S Sreeram Drinks Pvt. Ltd; M/S Universal Drinks Pvt. Ltd; M/S Nitishree Infrastructure Ltd; M/S Shourya Builders Pvt. Ltd; M/S Nitishree International Pvt. Ltd; M/S Fun 'N' Food Pvt. Ltd; M/S Pre Star Trading Pvt. Ltd; M/S Jaipuria Duro Build Pvt. Ltd; M/S Smv Realtors Pvt. Ltd; M/S Jaipuria Town Planners Pvt. Ltd; M/S Shourya Buildcon Pvt. Ltd; M/S Shourya Infrastructure Pvt. Ltd; M/S Shourya Promoters Pvt. Ltd; M/S Ans Appartments Pvt. Ltd; M/S Aura Infrastructure Pvt. Ltd All The Member Companies On dated 28/03/2010 Vide Book No. 1 Volume No. 815 On Page No. 1 To 42 Registration No. 48 In the office of Sub Registrar-I Ghaziabad.

21). Copy Of Addendum To Consortium Agreement On dated 28/03/2010 Namely M/S Smv Agencies Pvt. Ltd As A Lead Member And M/S Exponent Conbuild Pvt. Ltd; M/S K.N. Consultant Pvt. Ltd; M/S Nitishree Buildtech Ltd; M/S Jaipuria Infrastructure Developers Pvt. Ltd; M/S Vibhu Drinks Pvt. Ltd; M/S Risk Free Traders Pvt. Ltd; M/S Surya Vaibhav Developers Pvt. Ltd; M/S Rushabh Marketing Pvt. Ltd; M/S Jaipuria Leo Software And Systems Pvt. Ltd; M/S Hyderabad Beverages Pvt. Ltd; M/S Jaipuria Advance Technologies Pvt. Ltd; M/S Nagpur Frozen Foods Products Pvt. Ltd; M/S Ans Appartments Pvt. Ltd; M/S Aura Infrastructure Pvt. Ltd; M/S Shourya Builders Pvt. Ltd; M/S Nitishree International Pvt. Ltd; M/S Fun 'N' Food Pvt. Ltd; M/S Prestar Trading Pvt. Ltd; M/S Shourya Buildcon Pvt. Ltd; M/S Shourya Infrastructure Pvt. Ltd; M/S Shourya Promoters Pvt. Ltd All As The Members On dated 05/06/2014 Vide Book No. 4 Volume No. 861 On Page No. 145 To 178 Registration No. 40 In the office of Sub Registrar-I Ghaziabad.

22). Copy Of General Power Of Attorney executed by Jaipuria Cosmetics Pvt. Ltd In favour of M/S Smv Agencies Pvt. Ltd On dated 24/01/2012 Vide Registration No. 189 In the office of Sub-Registrar Bhawanigarh Sangrur Punjab.

23). Copy Of G.P.A. Executed by M/S Jaipuria Leo Software And Systems Pvt. Ltd In favour of M/S Smv Agencies Pvt. Ltd On dated 24/01/2012 Vide Registration No. 192 In the office of Sub-Registrar Bhawanigarh Sangrur Punjab.

24). Copy Of G.P.A. Executed by M/S Vibhu Drinks Pvt. Ltd In favour of M/S Smv Agencies Pvt. Ltd On dated 24/01/2012 Vide Registration No. 1126 In the office of Sub-Registrar Bhawanigarh Sangrur Punjab.

25). Copy Of G.P.A. Executed by Jaipuria Advance Technologies Pvt. Ltd In favour of M/S Smv Agencies Pvt. Ltd On Date 24/01/2012 Vide Registration No. 191 In the office of Sub-Registrar Bhawanigarh Sangrur Punjab.

26). Copy Of G.P.A. Executed by M/S Surya Vaibhav Developers Pvt. Ltd In favour of M/S Smv Agencies Pvt. Ltd On dated 27/01/2012 Vide Registration No. 1124 In the office of Sub-Registrar Bhawanigarh Sangrur Punjab.

27). Copy Of G.P.A. Executed by Smv Realtors Pvt. Ltd In favour of M/S Smv Agencies Pvt. Ltd On dated 27/01/2012 Vide Registration No. 196 In the office of Sub-Registrar Bhawanigarh Sangrur Punjab.

28). Copy of Approval of Licence for Integrated Township in favour of M/s SMV Agencies Pvt. Ltd. dated 29.05.2006 issued by GDA.

29). Certified copy of Agreement to Sell executed by M/s SMV Agencies Pvt. Ltd. in favour of M/s Arocon Real Estate Pvt. Ltd. vide Agreement to Sale registered on dated 02.01.2015 in volume no. 12603 vide document no. 32 on pages 157-184.

30). Certified copy of Sale Deed executed by M/s SMV Agencies Pvt. Ltd. in favour of M/s Arocon Real Estate Pvt. Ltd. vide Sale Deed registered on dated 30.01.2015 in volume no. 12663 vide document no. 627 on pages 225-258.

31). Copy of Building Sanction Letter dated 29.09.2014 in favour of M/s SMV Agencies Pvt. Ltd. issued by GDA.

32). Copy of Extension of Building Sanction Map for three year dated 17.11.2020 in favour of M/s SMV Agencies Pvt. Ltd. issued by GDA.

33). Copy of Building Compounding Letter dated 07.09.2022 issued by GDA.

34). Xerox copy of letter for extension dated 06.06.2022 of RERA Registration no. UPRERAPRJ15768



7	a	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.) (HL : If the value of loan => Rs.1 crore and in case of commercial loans irrespective of the loan component)	The Certified copy of above Sale Deed has been obtained.
	b	i) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously).	No, the original title deed is presently mortgage with HDFC
8	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	No
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments findings in this regard.	N.A.
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No
	d	Whether proper registration of documents completed. Details thereof to be provided.	N.A.
9	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar Ghaziabad.
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	No
	c	Whether search has been made at all the offices named at (b) above?	Yes in Sub Registrar- Ghaziabad.
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
10	A	<p>Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.</p> <p>M/s Arocon Real Estate Pvt. Ltd. had purchase the land for the development of Group Housing Flat having Tower no. F1 in the approved Township known as Jaipuria Sunrise Green having Plot no. GH-2 in Village- Shahpur Bamheta Ghaziabad. <u>M/s S.M.V. Agencies Pvt. Ltd. is the lead party of the Consortium &amp; the lead party &amp; the consortium members have purchased the land in Village Shahpur Bamheta, Ghaziabad with the view to setup and develop thereon Integrated Township with the police of Govt. of U.P. &amp; Accordingly the certificate of registration has been issued by Ghaziabad Development Authority. Further, the lead party has already got approved the building sanction map from GDA &amp; sold the FSI alongwith land of Plot no. GH-2 as mentioned above to M/s Arocon Real Estate Pvt. Ltd., the detail of chain of land purchased as under:-</u></p> <p>Mr Lakhpat And Mr Kallan Both S/O Mr Balwant were the owner of land bearing Khata No. 1338 Khasra No. 1468 (1/6th share of land area 0.051 Hectare) &amp; other land Situated at Shahpur Bamheta Dasna Ghaziabad &amp; sold the said land in favour of M/S SMV Agencies Pvt. Ltd on dated 16/05/2005 Vide Book No. 1 Volume No. 6030 On Page Nos. 147 To 170 Registration No. 2974.</p> <p>Further, Mr Jai Prakash s/o Shri Asha Ram were the owner of land bearing Khata No. 395 Khasra No. 1471 (area 0.114 Hectare) Situated at Shahpur Bamheta Dasna Ghaziabad &amp; sold the said land in favour of M/S Jaipuria Advance Technology Pvt. Ltd. on dated 04/03/2005 Vide Book No. 1 Volume No. 5924 On Page No. 155 To 178 Registration No. 1192.</p> <p>Further, Exchange Deed was executed between Logicad Estate Pvt. Ltd. AND Jaipuria Cosmetics Pvt. Ltd In respect of the property bearing Khata no. 1453, Khasra No. 1441 (1/8<sup>th</sup> share of land area 0.107 Hectare) , 1471 (1/8<sup>th</sup> share of Land area 0.101Hectare) , 1529 And Exchange Deed executed by Logicad Estate Pvt. Ltd. between M/s Jaipuria Cosmetics Pvt. Ltd. Property Bearing Khata No. 1512 In respect of the property bearing Khata No. 1523 Having Khasra No. 1600 &amp; 1603 area 2780 sq. mts. Vide Book No. 1 Volume No. 6721 On Page No. 257 To 292 Registration No. 6078 dated 10.07.2006 In</p>	



the office of Sub Registrar-I Ghaziabad. M/s Logica Estate Pvt. Ltd. had purchased the said land from Shri Padam Singh, Shri Bijendra Singh & Shri Dayanand sons of Shri Ram Kishan Vide Book No. 1 Volume No. 6098 On Page No. 1-30 Registration No. 4131 Dated 02.07.2005 & Shri Rambhool & Shri Ravindra sons of Shri Sukhpal & Shri Rajendra s/o Shri Gullu, Shri Kanhaiya & Shri Bijendra sons of Shri Gullu Vide Book No. 1 Volume No. 6115 On Page No. 397-426 Registration No. 4389 Dated 12.07.2005.

Further, Mr Shahmal s/o Shri Vodal sold the land bearing Khasra No. 1441 (land area 0.107 Hectare) , 1471 (Land area 0.101 Hectare) Situated at Shahpur Bamheta Dasna Ghaziabad in favour of M/S Vibhu Drinks Pvt. Ltd. on dated 21/05/2005 Vide Book No. 1 Volume No. 6039 On Page No. 357-398 Registration No. 3157.

Further, Mr. Munesh & Mr. Subhash sons of Shri Veer Pal Singh sold the land bearing Khata No. 1923 Having Khasra No. 1466 (1/15 share of land area 0.190 Hectare) & other land Situated at Shahpur Bamheta Dasna Ghaziabad in favour of M/S Jaipuria Leo Software & System Pvt. Ltd. on dated 30.07.2005 Vide Book No. 1 Volume No. 6144 On Page No. 11-44 Registration No. 4903.

Further, M/s Amardeep Buildcon Pvt. Ltd sold the land having Khata No. 1923 Having Khasra No. 1466 (1/15 share of land area 0.1900 Hectare) & other land Situated at Shahpur Bamheta Dasna Ghaziabad in favour of S.M.V. Realtors Pvt. Ltd registered on dated 10.07.2006 Vide Book No. 1 Volume No. 6717 On Page No. 385-370 Registration No. 6061.

Further, Mr Madanpal S/O Mr Ramchander sold the land having Khasra No. 1467 (1/4<sup>th</sup> share of land area 0.089 Hectare) & other land Situated at Shahpur Bamheta Dasna Ghaziabad in favour of Jaipuria Cosmetics Pvt. Ltd On dated 15/07/2005 Vide Book No. 1 Volume No. 6120 On Page No. 315 To 350 Registration No. 4498

Further, Mr Chela Ram, Mr Jaiveer Both S/O Mr Ramchander And Mr Gyanendra Alias Bablu S/O Mr Jagdish sold the land bearing Khasra No. 1467 (3/4<sup>th</sup> share of land area 0.089 Hectare) & other land Situated at Shahpur Bamheta Dasna Ghaziabad in favour of Jaipuria Advance Technology Pvt. Ltd On dated 27/07/2005 Vide Book No. 1 Volume No. 6139 On Page No. 261 To 342 Registration No. 4818.

Further, Mr Jeetender Kumar S/O Mr Lakhmi Chand sold the land Having Khasra No. 1468 (1/2<sup>th</sup> share of land area 0.051 Hectare) & other land Situated at Shahpur Bamheta Dasna Ghaziabad in favour of M/S S.M.V. Agencies Pvt. Ltd On dated 02/06/2005 Vide Book No. 1 Volume No. 6054 On Page No. 107 To 140 Registration No. 3400

Further, Shri Ram Phal, Shri Sheesh Ram sons of Shri Harpat & Shri Leela Dhar s/o Shri Har Chand sold the land having Khasra No. 1468 (1/3<sup>rd</sup> share of land area 0.051 Hectare) & other land situated at Shahpur Bamheta Dasna Ghaziabad in favour of M/S Jaipuria Advance Technology Pvt. Ltd on dated 28/06/2005 Vide Book No. 1 Volume No. 6091 On Page No. 319-398 Registration No. 4032.

Further, Mr Ram Singh S/O Mr Harchand sold the land having Khasra No. 1468 (1/3<sup>rd</sup> share of land area 0.051 Hectare) & other land situated at Shahpur Bamheta Dasna Ghaziabad in favour of M/S Jaipuria Advance Technologies Pvt. Ltd vide Sale Deed registered on dated 27.06.2005 Vide Book No. 1 Volume No. 6089 On Page No. 185-244 Registration No. 4002 In the office of Sub Registrar-I Ghaziabad.

Further, Mr Ramphal And Sheeshram Both S/O Mr Harpat sold the land having Khasra No. 1468 (1/2<sup>th</sup> share of land area 0.051 Hectare) & other land Situated at Shahpur Bamheta Dasna Ghaziabad in favour of M/S Jaipuria Advance Technology Pvt. Ltd On dated 28/06/2005 Vide Book No. 1 Volume No. 6091 On Page No. 247 To 318 Registration No. 4031.

Further, Exchange Deed was executed between Vibhu Drinks Pvt. Ltd AND Legend Buildcon Pvt. Ltd in respect of the property bearing Khasra No. 1599 And Khasra No. 1602 And Khasra No. 1469 And Khasra No. 1501 Both Properties Situated at Shahpur Bamheta Dasna Ghaziabad On dated 10/07/2006 Vide Book No. 1 Volume No. 6720 On Page No. 263 To 338 Registration No. 6072. M/s Legend Buildcon Pvt. Ltd. has purchased the said land from Shri Devpal, Shri Rohtash, Shri Vijay Pal shri Balram sons of Shri Jhanda & others vide Sale Deed dated 23.09.2005 Vide Book No. 1 Volume No. 6213 On Page No. 109-170263 To 338 Registration No. 6084 In the office of Sub Registrar-I Ghaziabad

Further, Mr Dharampal And Nepal Both s/o Mr Sheoram sold the land having Khasra No. 1469 (1/4<sup>th</sup> share of 3/15 of land area 0.177 Hectare) & other land Situated at Shahpur Bamheta Dasna Ghaziabad in favour of Jaipuria Cosmetics Pvt. Ltd on dated 25/06/2005 Vide Book No. 1 Volume No. 6088 On Page No. 13 To 42 Registration No. 3977.

Further, Exchange Deed was executed between Surya Vaibhav Developers Pvt. Ltd AND Logical Developers Pvt. Ltd in respect of the property bearing Khasra No. 2223 AND Khasra No. 1469 (1/36<sup>th</sup> share of land area 0.177 Hectare) & other land, the said Exchange Deed executed between Logical



Developers Pvt. Ltd AND Surya Vaibhav Developers Pvt. Ltd vide Exchange Deed registered on dated 10.07.2006 vide document no. 6070.

Further, Exchange Deed was executed between Jaipuria Advance Technology Pvt. Ltd in favour of Logical Developers Pvt. Ltd In respect of the property Khasra No. 1489, 1495 And Khasra No. 1469 & others, the said Exchange Deed executed between Logical Developers Pvt. Ltd AND Jaipuria Advance Technology Pvt. Ltd on dated 10/07/2006 Vide Book No. 1 Volume No. 6718 Page - 10 - Of 30 on Page No. 275 To 334 Registration No. 6068. M/s Logical Developers Pvt. Ltd. had purchased the land from Smt. Sheela w/o Shri Rajbeer vide Sale Deed registered on dated 30.04.2005 in volume no. 6019 vide document no. 2756 on pages 51-78 & also from Shri Kishan Pal, Shri Prem Singh sons of Shri Jai Pal vide Sale Deed registered on dated 12.05.2005 in volume no. 6028 vide document no. 2939 on pages 155-198 & also from Smt. Sheela w/o Shri Rajbeer vide Sale Deed registered on dated 02.05.2005 in volume no. 6019 vide document no. 2757 on pages 79-126 & also from Smt. Dhanno w/o Shri Shanker, Shri Prahlad & Shri Kesi sons of Shri Shanker vide Sale Deed registered on dated 30.04.2005 in volume no. 6017 vide document no. 2730 on pages 325-366 & also from Shri Nepal & Shri Jagdish sons of Manohri vide Sale Deed registered on dated 07.05.2005 in volume no. 6024 vide document no. 2869 on pages 205-256.

Further, Mr Moolchand, Mr Mahendra, Mr Roshan Ali S/O Mr Likkhi sold the land having Khasra No. 1470 of area 0.164 Hectare & other land Situated at Shahpur Bamheta Dasna Ghaziabad in favour of Vibhu Drinks Pvt. Ltd On dated 08/06/2005 Vide Book No. 1 Volume No. 6065 On Page No. 373 To 408 Registration No. 3575.

Further, Exchange Deed was executed between Jaipuria Cosmetics Pvt. Ltd And Snow White Buildcon Pvt. Ltd having Khasra No. 1470 (1/4<sup>th</sup> Share) & Khasra No. 2900 & other khasra And the said Exchange Deed executed between Snow White Buildcon Pvt. Ltd AND Jaipuria Cosmetics Pvt. Ltd Property Vide Book No. 1 Volume No. 6721 On Page No. 257 To 292 Registration No. 6078 In the office of Sub Registrar-I Ghaziabad Both The Exchanged Properties Situated at Shahpur Bamheta Dasna Ghaziabad.

Further, Mr Dharampal And Nepal Both S/O Mr Sheoram sold the land Having Khasra No. 1469, Khasra No. 1500 And Khasra No. 1501, Admeasuring 0.1287 Hectare Situated at Shahpur Bamheta Dasna Ghaziabad in favour of Jaipuria Cosmetics Pvt. Ltd On dated 25/06/2005 Vide Book No. 1 Volume No. 6088 On Page No. 13 To 42 Registration No. 3977.

Further, Consortium Agreement Executed Between M/S Smv Agencies Pvt. Ltd As Leading Member Company And M/S Ans Construction Ltd; M/S K.N. Consultants Pvt. Ltd; M/S Niti Shree Buildtech Limited; M/S Jaipuria Infrastructure Developers Pvt. Ltd; M/S Vibhu Drinks Private Limited; M/S Risk Free Traders Pvt. Ltd; M/S Surya Vaibhav Developers Pvt. Ltd; M/S Rushabh Marketing Pvt. Ltd; M/S Jaipuria Leo Software & Systems Pvt. Ltd; M/S Hyderabad Beverages Pvt. Ltd; M/S Jaipuria Advance Technologies Pvt. Ltd; M/S Jaipuria Cosmetics Pvt. Ltd; M/S Banke Bihari Infrastructure Developers Pvt. Ltd; M/S Steel City Beverages Pvt. Ltd; M/S Nagpur Frozen Foods Pvt. Ltd; M/S Sreeram Drinks Pvt. Ltd; M/S Universal Drinks Pvt. Ltd; M/S Nitishree Infrastructure Ltd; M/S Shourya Builders Pvt. Ltd; M/S Nitishree International Pvt. Ltd; M/S Fun 'N' Food Pvt. Ltd; M/S Pre Star Trading Pvt. Ltd; M/S Jaipuria Duro Build Pvt. Ltd; M/S Smv Realtors Pvt. Ltd; M/S Jaipuria Town Planners Pvt. Ltd; M/S Shourya Buildcon Pvt. Ltd; M/S Shourya Infrastructure Pvt. Ltd; M/S Shourya Promoters Pvt. Ltd; M/S Ans Apartments Pvt. Ltd; M/S Aura Infrastructure Pvt. Ltd All The Member Companies On dated 28/03/2010 Vide Book No. 1 Volume No. 815 On Page No. 1 To 42 Registration No. 48 In the office of Sub Registrar-I Ghaziabad.

Further, Addendum To Consortium Agreement executed On dated 28/03/2010 Namely M/S Smv Agencies Pvt. Ltd As A Lead Member And M/S Exponent Conbuild Pvt. Ltd; M/S K.N. Consultant Pvt. Ltd; M/S Nitishree Buildtech Ltd; M/S Jaipuria Infrastructure Developers Pvt. Ltd; M/S Vibhu Drinks Pvt. Ltd; M/S Risk Free Traders Pvt. Ltd; M/S Surya Vaibhav Developers Pvt. Ltd; M/S Rushabh Marketing Pvt. Ltd; M/S Jaipuria Leo Software And Systems Pvt. Ltd; M/S Hyderabad Beverages Pvt. Ltd; M/S Jaipuria Advance Technologies Pvt. Ltd; M/S Nagpur Frozen Foods Products Pvt. Ltd; M/S Ans Apartments Pvt. Ltd; M/S Aura Infrastructure Pvt. Ltd; M/S Shourya Builders Pvt. Ltd; M/S Nitishree International Pvt. Ltd; M/S Fun 'N' Food Pvt. Ltd; M/S Prestar Trading Pvt. Ltd; M/S Shourya Buildcon Pvt. Ltd; M/S Shourya Infrastructure Pvt. Ltd; M/S Shourya Promoters Pvt. Ltd All As The Members On dated 05/06/2014 Vide Book No. 4 Volume No. 861 On Page No. 145 To 178 Registration No. 40 In the office of Sub Registrar-I, Ghaziabad.

Further, General Power Of Attorney (Hereinafter Called As G.P.A) Executed by Jaipuria Cosmetics Pvt. Ltd in favour of M/S Smv Agencies Pvt. Ltd On dated 24/01/2012 Vide Registration No. 189 In the office of Sub-Registrar Bhawanigarh Sangrur Punjab.

Further, G.P.A. executed by M/S Jaipuria Leo Software And Systems Pvt. Ltd in favour of M/S Smv Agencies Pvt. Ltd On dated 24/01/2012 Vide Registration No. 192 In the office of Sub-Registrar Bhawanigarh Sangrur Punjab.



Further, G.P.A. executed by M/S Vibhu Drinks Pvt. Ltd in favour of M/S Smv Agencies Pvt. Ltd On dated 24/01/2012 Vide Registration No. 1126 In the office of Sub-Registrar Bhawanigarh Sangrur Punjab.

Further, G.P.A. executed by Jaipuria Advance Technologies Pvt. Ltd in favour of M/S Smv Agencies Pvt. Ltd On Date 24/01/2012 Vide Registration No. 191 In the office of Sub-Registrar Bhawanigarh Sangrur Punjab.

And G.P.A. executed by M/S Surya Vaibhav Developers Pvt. Ltd in favour of M/S Smv Agencies Pvt. Ltd On dated 27/01/2012 Vide Registration No. 1124 In the office of Sub-Registrar Bhawanigarh Sangrur Punjab.

And G.P.A. executed by SMV Realtors Pvt. Ltd in favour of M/S Smv Agencies Pvt. Ltd On dated 27/01/2012 Vide Registration No. 196 In the office of Sub-Registrar Bhawanigarh Sangrur Punjab.

Further, M/s SMV Agencies Pvt. Ltd. has approved the Building Sanction Map of Group Housing Plot no. GH-2 in Township known as Jaipuria Sunrise Green vide

Building Sanction Letter dated 29.09.2014 issued by GDA & thereafter the construction of building has been extended for three year vide extension Letter dated 17.11.2020.

Further, M/s SMV Agencies Pvt. Ltd. agreed to sell the Group Housing Land area 7087 sq. mts. having khasra nos. 1441 (Area 0.2140 Hect.), 1466 (Area 0.0253 Hect.), 1467 (Area 0.0890 Hect.), 1468 (Area 0.1010 Hect.), 1469 (Area 0.1380 Hect.), 1470 (Area 0.1150 Hect.) & 1471 (Area 0.0264 Hect.) having Tower no. R1 falling in GH Plot no. 2, in H Block Township known as JaipurSunrise Green situated in Village Shahpur Bamheta, Ghaziabad, Tehsil & District- Ghaziabad in favour of M/s Arocon Real Estate Pvt. Ltd. vide Agreement to Sale registered on dated 02.01.2015 in volume no. 12603 vide document no. 32 on pages 157-184.

Further, In continuation of above Agreement to Sell, M/s SMV Agencies Pvt. Ltd. executed the sale deed of the said property in favour of M/s Arocon Real Estate Pvt. Ltd. vide Sale Deed registered on dated 30.01.2015 in volume no. 12663 vide document no. 627 on pages 225-258.

Now M/s Arocon Real Estate Pvt. Ltd. is developing the said Tower R1 of Group Housing Plot no. GH-2 in the Township known as Jaipuria Sunrise Green in the name & style as "Arocon Rainbow" & the said project is registered under RERA having Registration no. UPRERAPRJ15768 valid till 30.09.2023 vide letter for extension dated 06.06.2022.

B	Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	There is no minor's interest on the said property
	C Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	As mentioned above 10b)
11	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Free Hold/Full ownership rights with the company
	If Ownership Rights,	Yes
a	Details of the Conveyance Documents	As mentioned in para no. 10a)
b	Whether the document is properly stamped.	To be executed
c	Whether the document is properly registered.	To be registered
	If Lease Hold, whether	No
a	Lease Deed is duly stamped and registered	N.A.
b	Lessee is permitted to mortgage the Leasehold right	N.A.
c	duration of the Lease/unexpired period of lease,	N.A.
d	if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also	N.A.
e	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N.A.