



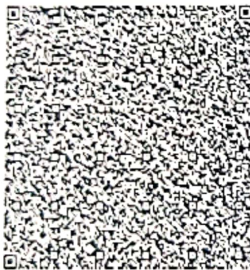
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL02010976068249Q
 Certificate Issued Date : 12-Nov-2018 01:11 PM
 Account Reference : NONACC (BK)/ dlebibk02/ VIKAS SADAN/ DL-DLH
 Unique Doc. Reference : SUBIN-DL DLCBIBK0209006269046473Q
 Purchased by : NIHALI DEVI
 Description of Document : Article 23 Conveyance
 Property Description : FLAT NO.D-211 , PRABHA CGHS LTD., PLOT NO.11 , SECTOR-23 , DWARKA, DELHI
 Consideration Price (Rs.) : 2,07,900
 (Two Lakh Seven Thousand Nine Hundred only)
 First Party : P O I
 Second Party : NIHALI DEVI
 Stamp Duty Paid By : NIHALI DEVI
 Stamp Duty Amount(Rs.) : 8,400
 (Eight Thousand Four Hundred only)



Please write or type below this line

निहाली

Lease Administrative Officer
 (Group Housing) DDA,
 New Delhi

TQ 0004048463

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shalestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.



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F 8 (40533) 2018

(UID: 959601090450)
(Pan: AWAPD0463G)

DELHI DEVELOPMENT AUTHORITY
Group Housing Flats

Conveyance Deed



This conveyance made on this 17 JUN 2019

between President of India hereinafter called "The Vendor" (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the one part and Sh./Smt. Rajesh Varma

son/daughter/wife/widow of Sh. Munish Varma R/o. B-21, Shakti Nagar
Batu, Delhi-52

through his/her attorney Sh./Smt. Mohali Devi
son/daughter/wife/Widow of Sh. Lokesh Chaudhary r/o. D-211 Prabha Sans
Plot-11, Sec-23, Dwarka New Delhi hereinafter called the "Allottee"

(which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the second part and Sh./Smt. Mohali Devi

son/daughter/wife/widow of Sh. Lokesh Chaudhary
R/o. D-211 Prabha Sans Plot-11, Sec-23 Dwarka
hereinafter called the "Purchaser" (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the third part.

WHEREAS the Allottee is a member of Prabha Coop. Society which
was allotted land meas. 7000.00 sq. mtrs. at Dwarka vide lease
deed dt. 3-1-97 and registered with the Sub-Registrar of Delhi as Document No. 1364
in Book No. 1 Volume No. 2685 at pages 68 to 70.

WHEREAS vide allotment letter No. 30-5-2001 dt. 30-5-2001
Flat-No. D-211 Block No. Prabha Sans Plot-11
Sec-23, Dwarka New Delhi (full particulars of the property may kindly be
mentioned here) was allotted to the said allottee herein, subject to the limitation, terms & conditions
mentioned therein.

AND WHEREAS the allottee Sh. Rajesh Varma S/o. Munish
Varma R/o. B-21, Shakti Nagar, Batu, Delhi-52
had executed Power of Attorney on 9-12-2004 appointing Sh./Smt. Mohali Devi
S/O W/o Sh. Lokesh Chaudhary
R/o. D-211 Prabha Sans Plot-11, Sec-23 Dwarka as his/her attorney
authorising him/her to sell the said property on his/her behalf. And whereas the allottee had given the
possession of the property to the purchaser and now the said property is in the possession of the
purchaser.

AND WHEREAS representing that the said allotment is still valid and subsisting the said
allottee has applied to the Vendor through his attorney for grant of reversionary interest of the Vendor
in the land underneath the flat allotted/leased conveyed to him/her in favour of the purchaser and the
vendor has agreed to convey the reversionary interest in the land underneath the demised property
to the purchaser subject to the terms and conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs. 2,07,900.00
(Rupees. Two Lacs Seven Thousand Nine Hundred only)
paid before the execution hereof (the receipt where of the Vendor hereby
admits and acknowledges), the aforesaid representation and subject to the limitation mentioned herein-
after, the Vendor doth hereby grants, conveys, sells, releases and transfers, assigns and assures unto
the aforesaid purchaser all his reversionary interest in the land underneath the said flat full particulars of
the said flat may kindly be mentioned here) (hereinafter referred to as this said property) more fully in the
Schedule described hereunder together with all remainder, rents, issue, and profits thereof TO HAVE
AND TO HOLD the same unto the purchaser absolutely and forever, subject to the exceptions,
reservations, covenants and conditions hereinafter contained, that is to say, as follows:

LEASE Administrative Officer
DDA



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1. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at all times for the Vendor, its agents and workmen, to enter upon all or any part of the property to search for, win, make merchantable and carry away the said mines and minerals under or upon the said property or any adjoining lands of the Vendor and to lay down the surface of all or any part of the said property and any building under or hereafter to be erected thereon making fair compensation to the purchaser for damage done unto him thereby, subject to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of said property and to all public rights or easement affecting the same.
2. "That notwithstanding execution of this deed, use of the property in contravention of the provisions of Master Plan/Zonal Development Plan/Lay-out plan shall not be deemed to have been condoned in any manner and Delhi Development Authority shall be entitled to take appropriate action for contravention of Section-14 of Delhi Development Act or any other law for the time being in-force.
3. The Purchaser shall comply with the building, drainage and other bye-laws of the appropriate Municipal or other authorities for the time being in force.
4. If it is discovered at any stage that this deed has been obtained by suppressions of any fact or by any mis-statement, mis-representation or fraud, than this deed shall become void at the option of the vendor, which shall have the right to cancel this deed and forfeit the consideration paid by the purchaser. The decision of the vendor in this regard shall be final and binding upon the purchaser and shall not be called in question in any proceedings.

It is further declared that as a result of this present purchaser from the date mentioned hereafter will become absolute owner in fee simple of the said property and the Vendor doth hereby releases the Purchaser from all liability in respect of rent reserved by and the covenants and conditions contained in the said allotment letter required to be observed by the purchaser of the said demised property.

The stamp duty and registration charges, upon this instrument shall be borne by the purchaser.

This transfer shall be deemed to have come into force with effect from the date of registration of this deed.

In witness whereof Sh. RAJ PAL LAUGH for and on behalf of and by the order and direction of the Vendor has hereunto set his hand, and Sh./Smt. Kajve Waseen and Sh./Smt. Nihali Devi Attorney of Allottee the purchaser, have hereunto set their hand day and year first above witten.

THE SCHEDULE ABOVE REFERRED TO

All that flat No. in Block No. consisting of or thereabouts in the Co-op. Gp. Housing Society bounded in the lay out plan, as follows :

NORTH
EAST
SOUTH
WEST

Signed by Sh. RAJ PAL LAUGH

for and on behalf of and by the order and direction of President of India

In the presence of:

(1) Shri. C. P. Singh
Signed by Shri/Smt. Nihali Devi W/o Sh. Lalchmi Chand
No D-211, Prabha Appt, Sector-23, Dwarka - 110077
New Delhi

Least Administrative Officer
(Group Housing DOA,
VENDOR) New Delhi

In the presence of:

(1) Shri. RZF-760/BA, GACING 2, RAJHARAR
PALAM COLONY-77
(2) Shri. KRESHNA KUMAR
A-591, Rajavikhar Badli Delhi - 110042

(Attorney of the Allottee)

Signed by Shri/Smt.

In the presence of:

(1) Shri. RAM PAL SINGH, RZF-760/BA, GACING 2
RAJHARAR-D, PALAM COLONY N.D-77
(2) Shri. KRESHNA KUMAR
A-591, Rajavikhar Badli Delhi - 110042

(Purchaser)

Land Detail

Tehsil/Sub Tehsil Sub Registrar VII

Village/City Dwarka

Place (Segment) Dwarka

Property Type Residential

Building Type

Property Address House No.: Flat D 211 Prabha CGHS Ltd Plot 11 Sec 23, Road No.: , Dwarka

Area of Property 102.08 Sq.Meter 0.00 0.00

Money Related Detail

Consideration Value 207,900.00 Rupees

Stamp Duty Paid 8,400.00 Rupees

Value of Registration Fee 2,079.00 Rupees

Pasting Fee 100.00 Rupees

Transfer Duty 4200 Rupees

Government Duty 4200 Rupees

This document of CONVEYANCE

CONVEYANCE DEED (DDA)

Presented by: Sh/Smt.
POI

S/o, W/o

R/o

in the office of the Sub Registrar, Delhi this 23/07/2019 11:30:27AM day Tuesday between the hours of

Signature of Presenter

Execution admitted by the said Shri / Ms.
POIand Shri / Ms.
NIHALI DEVI

Who is/are identified by Shri/Smt/Km. Ram Pal Singh S/o W/o D/o Jahan Singh R/o RZF 760/8A Raj Ngr Part II Palam Cly Nd

and Shri/Smt./Km Krishna Kumar S/o W/o D/o Ram Adhar Ram R/o A 591 Raja vihar Badli siras pur Delhi

(Marginal Witness). Witness No. II is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

Date 25/07/2019 11:01:19

Registrar/Sub Registrar
Sub Registrar VII
Delhi/New Delhi

1993532811600

Revenue Department NCT of Delhi

DORIS

NIC-DSU

APPENDIX-6

CERTIFICATE

Ref. No.

Dated: 11.10.2021

ENTRY SERIAL NO-95/REGISTER NO-2021-22 OF YEAR

Before the Assistant General Manager,
Punjab National Bank, MCC
Sector - 03, Noida.

Opinion on investigation of title and obtaining of search report in respect of property

Regarding: Residential Freehold Flat No. D-211 on Second Floor, Plot No. 11, Situated in the layout plan of Prabha Co-operative Group Housing Society Ltd., Known as "Prabha Apartments", Sector-23, Dwarka, New Delhi, Area measuring 102.08 Square Meters.

Belonging to: Smt. Nihali Devi W/o Shri Lekhmi Chand

Loan to: M/s. Oritex Exports LLP

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the special report which is enclosed.

I hereby certify that the registration particulars - number, date and page particulars etc., as shown in the original title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar/Registrar of Assurances as well as with Certified Copy of the Title Deed, Which Was Obtained by me is Enclosed with this Certificate

I further certified that photograph of previous owner and of intending mortgagor affixed/seen in the title deed tally with the records of registration office as well as certified copy of the title deed
Chain of the title relating to the property is complete as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of the office of Sub-Registrar of Assurances and also from the records of other appropriate authorities.

1. Office of Sub-Registrar-IX, Kapeshera, New Delhi
I shall be liable /responsible, if any loss is caused to the bank due to the negligence on my part in making the search and bank has the unqualified right to publish my name for including in the caution list being maintained by the Indian bank' association or reserve bank of india or any other such body for circulation amongst banks/ financial institution.

The search report of which is annexed hereto, conducted by me, from the period from 01.01.2009 to 06.10.2021 does not disclose any encumbrances /disclose as stated therein. I State that Property is Covered the Provision of SARFAESI Act 2002.

I have not given opinion earlier on investigation of title relating to the same property as detailed hereunder:-

(a) Name of lender: nil

(b) Date of opinion and reference no, if any: nil

(c) Remarks: nil

Bounded of property: East - As

West - Per

North- Site

South- Plan

I find No defects in the title of the person offering mortgage.

I hereby certify that Smt. Nihali Devi W/o Shri Lekhmi Chand, has a clear, valid and marketable title over the above said property i.e Residential Freehold Flat No. D-211 on Second Floor, Plot No. 11, Situated in the layout plan of Prabha Co-operative Group Housing Society Ltd., Known as "Prabha Apartments", Sector-23, Dwarka, New Delhi, Area measuring 102.08 Square Meters and she is Competent to create equitable mortgage in favour of the bank against the Loan.

The valid mortgage can be created by deposit of following sale deed, transfer deed and other relevant documents. The said Conveyance deed and transfer deed and other relevant documents are Original and genuine and are not duplicate or fake as observed/Seen by me.



Bank is advised to retain the following document /title deed towards chain & Chain of Title Relating to the Property is Complete As Given in the Annexure hereto :-

1. Original Acknowledgement of Possession Dated 01.11.2004 issued by M/s. Prabha Co-operative Group Housing Society Ltd., in favour of Shri Rajeev Wason S/o Shri Munish Verma, With Respect to Residential Freehold Flat No. D-211 on Second Floor, Plot No. 11, Situated in the layout plan of Prabha Co-operative Group Housing Society Ltd., Known as "Prabha Apartments", Sector-23, Dwarka, New Delhi, Area measuring 102.08 Square Meters.
2. Original GPA executed by Shri Rajeev Wason S/o Shri Munish Verma in favour of Smt. Nihali Devi W/o Shri Lekhmi Chand, With Respect to Residential Freehold Flat No. D-211 on Second Floor, Plot No. 11, Situated in the layout plan of Prabha Co-operative Group Housing Society Ltd., Known as "Prabha Apartments", Sector-23, Dwarka, New Delhi, Area measuring 102.08 Square Meters, Registered at Sub-Registrar-IX, New Delhi, in Book No. 4, Volume No-676, Page 22 to 24, Registration No- 8224 Dated 09.12.2004
3. Original ATS executed by Shri Rajeev Wason S/o Shri Munish Verma in favour of Smt. Nihali Devi W/o Shri Lekhmi Chand, With Respect to Residential Freehold Flat No. D-211 on Second Floor, Plot No. 11, Situated in the layout plan of Prabha Co-operative Group Housing Society Ltd., Known as "Prabha Apartments", Sector-23, Dwarka, New Delhi, Area measuring 102.08 Square Meters, Registered at Sub-Registrar-IX, New Delhi, in Book No. 1, Volume No-1692, Page 85 to 93, Registration No- 11290 Dated 09.12.2004.
4. Original WILL executed by Shri Rajeev Wason S/o Shri Munish Verma in favour of Smt. Nihali Devi W/o Shri Lekhmi Chand, With Respect to Residential Freehold Flat No. D-211 on Second Floor, Plot No. 11, Situated in the layout plan of Prabha Co-operative Group Housing Society Ltd., Known as "Prabha Apartments", Sector-23, Dwarka, New Delhi, Area measuring 102.08 Square Meters, Registered at Sub-Registrar-IX, New Delhi, in Book No. 3, Volume No-307, Page 50 to 51, Registration No- 6250 Dated 09.12.2004
5. Original Share Certificate Dated 27.09.2004 issued by M/s. Prabha Co-operative Group Housing Society Ltd., in favour of Smt. Nihali Devi W/o Shri Lekhmi Chand, With Respect to Residential Freehold Flat No. D-211 on Second Floor, Plot No. 11, Situated in the layout plan of Prabha Co-operative Group Housing Society Ltd., Known as "Prabha Apartments", Sector-23, Dwarka, New Delhi, Area measuring 102.08 Square Meters.
6. Photocopy of No Dues/ Objection Certificate Dated 21.01.2018 issued by M/s. Prabha Co-operative Group Housing Society Ltd., in favour of Smt. Nihali Devi W/o Shri Lekhmi Chand, With Respect to Residential Freehold Flat No. D-211 on Second Floor, Plot No. 11, Situated in the layout plan of Prabha Co-operative Group Housing Society Ltd., Known as "Prabha Apartments", Sector-23, Dwarka, New Delhi, Area measuring 102.08 Square Meters.
7. Original Conveyance Deed executed by POI through Delhi Development Authority in favour of Smt. Nihali Devi W/o Shri Lekhmi Chand, With Respect to Residential Freehold Flat No. D-211 on Second Floor, Plot No. 11, Situated in the layout plan of Prabha Co-operative Group Housing Society Ltd., Known as "Prabha Apartments", Sector-23, Dwarka, New Delhi, Area measuring 102.08 Square Meters, Registered at Sub-Registrar-VII, INA, New Delhi, in Book No. 1, Volume No-7296, Page 55 to 57, Registration No- 11600 Dated 23.07.2019.

Dated: 11.10.2021

Special Report, Chain of Title documents, search report.
Affidavit of Smt. Nihali Devi W/o Shri Lekhmi

Encl: 1. Special Report

2. Chain of Title

3. Certified copy of Title Deeds

4. Search Report

5. Search Receipt

Vijay Prakash
(VIJAY PRAKASH)
Advocate
Advocate

APPENDIX-5

SPECIAL REPORT ON TITLE

Regarding: Residential Freehold Flat No. D-211 on Second Floor, Plot No. 11, Situated in the layout plan of Prabha Co-operative Group Housing Society Ltd., Known as "Prabha Apartments", Sector-23, Dwarka, New Delhi, Area measuring 102.08 Square Meters.

Belonging to: Smt. Nihali Devi W/o Shri Lekhmi Chand

Loan to: M/s. Oritex Exports LLP

	Aspects to be considered	Counsel's statement
	A. Particulars	
1.	Name of the Borrower with address:	Smt. Nihali Devi W/o Shri Lekhmi Chand
2.	Name of the person offering mortgage with parentage/constitution and address:	Smt. Nihali Devi W/o Shri Lekhmi Chand
3.	Details of the property to be mortgaged: As per title deed: As per present position:	Residential Freehold Flat No. D-211 on Second Floor, Plot No. 11, Situated in the layout plan of Prabha Co-operative Group Housing Society Ltd., Known as "Prabha Apartments", Sector-23, Dwarka, New Delhi, Area measuring 102.08 Square Meters
	B. Investigation	
1.	Details of the title deeds/documents (including link deeds/ parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration)	As per the list Bank is advised to retain the following document /title deed towards chain & Chain of Title
2.	Whether Certified Copies have been Obtained from the Registrar's Office	Yes
3.	Whether documents in hands are compared with certified copies and Whether the documents given raise any doubt or suspicion?	Seen Original (I Have No Doubt in Respect of the Property in Question)
4.	Whether the registration particulars number & date and page particulars as given in the title deed shown to the Counsel tally with the particulars as stated in the Records of the Registrar's Office?	Yes
5.	Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the Certified Copy as obtained from the registrar's office?	Yes
6.	Whether the photographs of the parties as affixed in conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	Yes
7.	Whether contents of given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not variations be specified, what is effect?	Yes
8.	Whether the property has been mutated in the name of the person offering the mortgage?	No
9.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Yes
10.	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (in some States, there are legal restrictions or creation of the mortgage of agricultural property for non-agricultural purposes)?	No
11.	Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of property to residents outside the State).	No
12.	Whether all the approvals, clearance/ sanctions required for creation of the mortgage have been obtained? If no obtained, what are such sanctions approvals and	Yes



	clearances yet to be obtained?	
13.	Whether the property is ancestral/or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	No
14.	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	No
15.	Whether Urban Land Ceiling Act is applicable in the State where the property is located?	No
16.	In case of leasehold property, whether permission/NOC from the lesser is required for creation of mortgage? Whether Permission of the Lessor/ NOC is obtained?	N/A
17.	What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	N/A
18.	Whether copy of the title deed favouring lessor (other than government) is made available to examine the validity of the lease?	N/A
19.	Whether terms & conditions given in the lease deed have been complied with ? if any conditioned is violated effect thereof.	N/A
20.	Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to be Bank to show that no due are outstanding to the Income Tax Department.	No
21.	In respect of agriculture land, whether land is declared surplus or under consolidations of holdings?	N/A
22.	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding towards the mortgagor? (Copies of revenue record are submitted to the bank while submitting the certificate of title investigation)	N/A

Note: That the above stated I.P. is residential thus the provisions of SARFAESI Act 2002 will apply:

Dated: 11.10.2021

Place: New Delhi



CHAIN OF TITLE

Residential Freehold Flat No. D-211 on Second Floor, Plot No. 11, Situated in the layout plan of Prabha Co-operative Group Housing Society Ltd., Known as "Prabha Apartments", Sector-23, Dwarka, New Delhi, Area measuring 102.08 Square Meters.

From the perusal of the records of the Delhi Development Authority it transpired that the Land in question has been acquired by Delhi Development Authority for the purpose of development and after words Delhi Development Authority allotted this land / Plot No.11, Sector- 23, Dwarka, New Delhi, area measuring 7000 square meters on lease to M/s. Prabha Co-operative Group Housing Society Ltd. for developing of Group Housing Society, Lease Deed registered at Sub-Registrar, New Delhi vide Book No.1, Volume No. 8685, Page No. 68 to 72 Registration No. 1364 dated 03.01.1997 and thereafter completion of said Group Housing Society, allotted the said flat to:

1. Original Acknowledgement of Possession Dated 01.11.2004 issued by M/s. Prabha Co-operative Group Housing Society Ltd., in favour of Shri Rajeev Wason S/o Shri Munish Verma, With Respect to Residential Freehold Flat No. D-211 on Second Floor, Plot No. 11, Situated in the layout plan of Prabha Co-operative Group Housing Society Ltd., Known as "Prabha Apartments", Sector-23, Dwarka, New Delhi, Area measuring 102.08 Square Meters.
2. Original GPA executed by Shri Rajeev Wason S/o Shri Munish Verma in favour of Smt. Nihali Devi W/o Shri Lekhmi Chand, With Respect to Residential Freehold Flat No. D-211 on Second Floor, Plot No. 11, Situated in the layout plan of Prabha Co-operative Group Housing Society Ltd., Known as "Prabha Apartments", Sector-23, Dwarka, New Delhi, Area measuring 102.08 Square Meters, Registered at Sub-Registrar-IX, New Delhi, in Book No. 4, Volume No-676, Page 22 to 24, Registration No- 8224 Dated 09.12.2004
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4. Original WILL executed by Shri Rajeev Wason S/o Shri Munish Verma in favour of Smt. Nihali Devi W/o Shri Lekhmi Chand, With Respect to Residential Freehold Flat No. D-211 on Second Floor, Plot No. 11, Situated in the layout plan of Prabha Co-operative Group Housing Society Ltd., Known as "Prabha Apartments", Sector-23, Dwarka, New Delhi, Area measuring 102.08 Square Meters, Registered at Sub-Registrar-IX, New Delhi, in Book No. 3, Volume No-307, Page 50 to 51, Registration No- 6250 Dated 09.12.2004
5. Original Share Certificate Dated 27.09.2004 issued by M/s. Prabha Co-operative Group Housing Society Ltd., in favour of Smt. Nihali Devi W/o Shri Lekhmi Chand, With Respect to Residential Freehold Flat No. D-211 on Second Floor, Plot No. 11, Situated in the layout plan of Prabha Co-operative Group Housing Society Ltd., Known as "Prabha Apartments", Sector-23, Dwarka, New Delhi, Area measuring 102.08 Square Meters.
6. Photocopy of No Dues/ Objection Certificate Dated 21.01.2018 issued by M/s. Prabha Co-operative Group Housing Society Ltd., in favour of Smt. Nihali Devi W/o Shri Lekhmi Chand, With Respect to Residential Freehold Flat No. D-211 on Second Floor, Plot No. 11, Situated in the layout plan of Prabha Co-operative Group Housing Society Ltd., Known as "Prabha Apartments", Sector-23, Dwarka, New Delhi, Area measuring 102.08 Square Meters.
7. Original Conveyance Deed executed by POI through Delhi Development Authority in favour of Smt. Nihali Devi W/o Shri Lekhmi Chand, With Respect to Residential Freehold Flat No. D-211 on Second Floor, Plot No. 11, Situated in the layout plan of Prabha Co-operative Group Housing Society Ltd., Known as "Prabha Apartments", Sector-23, Dwarka, New Delhi, Area measuring 102.08 Square Meters, Registered at Sub-Registrar-VII, INA, New Delhi, in Book No. 1, Volume No-7296, Page 55 to 57, Registration No- 11600 Dated 23.07.2019.

Dated: 11.10.2021

Vijay Prakash
(VIJAY PRAKASH)
Advocate
11-10-2021
Advocate

APPENDIX-6A

SEARCH REPORT

Regarding: Residential Freehold Flat No. D-211 on Second Floor, Plot No. 11, Situated in the layout plan of Prabha Co-operative Group Housing Society Ltd., Known as "Prabha Apartments", Sector-23, Dwarka, New Delhi, Area measuring 102.08 Square Meters.

Belonging to: Smt. Nihali Devi W/o Shri Lekhmi Chand

Account To : M/s. Oritex Exports LLP

Search report relates to searches made in:

1. Sub registrar office: Sub-Registrar-IX, Kapeshera, New Delhi
2. Registrar of companies: N.A
3. Courts: N.A
4. Others offices:
 - a. Office of co-operative society: not applicable
 - b. Development authority: not applicable
5. Any other documents: receipts for payments of municipal taxes etc

1. Sub registrar/ registrar of assurance office

That personal search was carried out by me for the purpose for the period from 2009 to 2021 at the office of Sub-Registrar, New Delhi and the same disclosed nil encumbrances.

2. The ownership of the property being of a company, search was conducted in the following offices of the registrar of companies: not applicable
3. The search made out in the office of registrar of companies disclosed:

ROC	INFORMATION
N.A	N.A

4. Inspection of court records disclosed: not authorized to carry out inspection in any record of the court

Name of court	Date of order	Nature of order
N.A	N.A	N.A

5. Searches made/ inspection carried out in the following other offices disclosed:

Office	Date of search/inspection	Information

6. A Study of the Following Documents disclosed:

Details of Documents Perused	Information
Chain of Property Residential Freehold Flat No. D-211 on Second Floor, Plot No. 11, Situated in the layout plan of Prabha Co-operative Group Housing Society Ltd., Known as "Prabha Apartments", Sector-23, Dwarka, New Delhi, Area measuring 102.08 Square Meters.	Property Belongs to Smt. Nihali Devi W/o Shri Lekhmi Chand and same disclosed nil encumbrances.

Defects noticed are indicated in the certificate given by me: NIL

Dated : 11.09.2021



Enclosure: Receipt No: 122770 dated 06.10.2021 for inspection for years 2009 to 2021 issued by Sub-Registrar-IX, Kapeshera, New Delhi

DORIS BBook Payment Receipt

e-Receipt for BBook Payment	
Slip No.	122,770
Name	Vijay Prakash
Reference No.	38595991
Amount	1,300.00
Total Amount Paid	1,300.00
Payment Mode	DC
Transaction Date	2021-10-06 14:44:00
Bank Reference No.	202127905841404
SBI Reference No.	9812479614635
Bank Code	sbiepay
CIN	10002682021100600028
Payment Status	SUCCESS

Receipt Print Date: 10/6/2021 2:46:05PM



Delhi Online Registration Information System

Govt. of N.C.T. Delhi



06/10/2021 2:49:20 PM

Document Status

User Manual Name - Vijay, Id - VIJAY, District - South West, SRO Name - Sub Registrar IX

Select Bill Book Type	:	Inspection
Applicant Name	:	Vijay Prakash
Applicant Mobile No.	:	7701874379
Applicant Address	:	Chamber No 837 Patiala House Court New Delhi
Inspection From	:	01/01/2009
Inspection To	:	06/10/2021
Total Fee (Calculated)	:	1300



AFFIDAVIT

Affidavit of Smt. Nihali Devi W/o Shri Lekhmi Chand, owner of the subject property/ mortgagor/borrower.

1. That I/we solemnly affirm and declare that My name is Smt. Nihali Devi W/o Shri Lekhmi Chand, and being the deponent is well acquainted with the facts deposed below.
2. That I/we am/are sole and absolute owner and in the exclusive possession of part and parcel of the property more particularly detailed in the schedule hereto (hereinafter to be referred as the said property) and no any other person has any right, title or interest of any nature whatsoever over the property and I/we am/ are entitled to deal with the property as I/ we like.
3. That I/we have not created any mortgage, charge or encumbrances of any kind or nature whatsoever in respect of the said property. The said property is free from and clear of all encumbrances. No claim or demand of any kind exists against the said property. I/we have not received any notice of any intended or compulsory acquisition of said property nor the same is reserved for any particular purpose nor is the same notified for acquisition.
4. That there are no land revenue assessment, income tax or any other taxes, cess dues assessment due and payable by me for which the property is liable to be attached nor I/ we have received any notice under any enactment issued or pending against me/us over said property.
5. That the said property is not the subject matter of any suit or legal proceedings nor any attachment before or after judgment nor have any trust secret or otherwise been created in respect of the said property.
6. That there is no dispute of any nature exists over the said property with any person. I/ we have not entered into any agreement regarding the said property with any charge or encumbrances whatsoever over the said property or concur in the creation or execution into any agreement regarding the said property with any person. I/we possess absolute, alienable and marketable title and right in respect of the said property.
7. That on my/our request the bank has granted/agreed to grant loan to me/us. I/we intend to create mortgage of the said property to secure said bank loan/credit facilities etc.
8. That I/we hereby give irrevocable undertaking that until such time as I/we do not obtain written clearance certificate from the bank, I/we shall not sell, mortgage or create any charge or encumbrance whatsoever over the said property or concur in the creation or execution thereof which may in any way affect the security thereof which may in any way affect the security of the bank and during this time I/we shall not transfer possession of the same to any other person. I/we shall not do anything, which may or shall endanger security of the bank.
9. That I/we have made this declaration solemnly and consciously knowing the same to be true and correct, and knowing that on the faith of said declaration the bank has given and agreed to continue to provide banking and financial facilities to me/us as a borrower.
10. That on the date of this affidavit there does not exist any financial or other liability over the said property.
11. That I/we have made this declaration solemnly, sincerely and consciously knowing the same to be true.
12. This schedule of property detail of property is Residential Freehold Flat No. D-211 on Second Floor, Plot No. 11, Situated in the layout plan of Prabha Co-operative Group Housing Society Ltd., Known as "Prabha Apartments", Sector-23, Dwarka, New Delhi, Area measuring 102.08 Square Meters.

DEPONENT

VERIFICATION:

I, _____ the _____ depone
nt, do hereby verify that contents of para No.1 to 12 and detail of property given in Schedule hereto of this affidavit
are true and correct, nothing is false or concealed, so help me God.

Verified at New Delhi on this _____ day of _____ 2021

DEPONENT