

RAJESH GARG

ADVOCATE

Office : 126, Ram Vihar Colony

(Near O.N.G.C. Hospital).

Chakrata Road, Dehradun

Mob. 9837258577

Chamber : 103, Jail Road

Civil Court Compound Dehradun,

Date : 26-09-2019

The Branch In-Charge.

BO : CLPC,

Dehradun.

SUB :- Title verification of the land/property owned by M/S EDEN RETIREMENT LIVING PVT. LTD. (Formerly known as ALPINE CONSTRUCTION PVT. LTD.) having its office at, D-29, Defence Colony, 3rd Floor, New Delhi

It is certified that on careful inspection of the available index registers, as indexed upto the date in the office of Sub-Registrar Dehradun, for the last 13 years commencing from 2006 till the date, no recorded encumbrance has been found in respect of the land mentioned here-in-below, however the aforesaid property is equitably mortgaged with PNB, Dehradun as security of loan availed by the present applicant :-

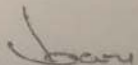
DESCRIPTION OF THE PROPERTY

All that land bearing Khata Khatauni No. 31 (1422-1427 Fasli) forming part of Khasra no. 39, measuring 2180 Sq.Mts., and Khasra No 40 measuring 2100 Sq.Mts., total area 4280 Sq.Mts., situated in Mauza Chak Bhagwantpur, Pargana Pachwadoon, Distt - Dehradun, bounded and butted as under:-

East -	Nala
West -	Road
North -	Land of Shri V.P. Thapar
South -	Land of others

Name & Address of the present owner and mortgagor :

Owner M/S EDEN RETIREMENT LIVING PVT. LTD. (Formerly known as ALPINE CONSTRUCTION PVT. LTD.) having its office at, D-29, Defence Colony, 3rd Floor, New Delhi



Mortgagor :- M/S EDEN RETIREMENT LIVING PVT. LTD. (Formerly known as ALPINE CONSTRUCTION PVT. LTD.) having its office at, D-29, Defence Colony, 3rd Floor, New Delhi

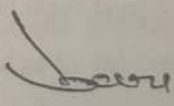
Title Verification

Sir,

The perusal of Copy of Khatauni Khata No. 14 (Fasli year 1410-1415 Fasli) of Vill Chak Bhagwantpur, Dehradun. shows that (1) Shri Ratan Chand S/o Late Shri Nanak Chand Sharma R/o 46 Naya Gaon, Mohini Road, Dehradun and (2) Shri Umesh Chand S/o Late Shri Nanak Chand Sharma R/o B-182, Nehru Colony, Dehradun were recorded bhumidhars with transferable rights of all that land forming part of New Khasra No. 39 measuring 0.2180 Hect and New Khasra No. 40 measuring 0.2100 Hect., total measuring 0.4280 Hect, of Mauza Chak Bhagwantpur, Pargana Pachwadoon, Distt - Dehradun since 1399 Fasli i.e. since 1991.

Said (1) Shri Ratan Chand S/o Late Shri Nanak Chand Sharma R/o 46 Naya Gaon, Mohini Road, Dehradun and (2) Shri Umesh Chand S/o Late Shri Nanak Chand Sharma R/o B-182, Nehru Colony, Dehradun sold land forming part of Old Khasra No. 25 (New Khasra No. 39) measuring 0.08 Acres (0.032 Hect.) situated in Mauza Chak Bhagwantpur, Pargana Pachwadoon, Distt - Dehradun to Shri Bharat Kohli S/o Shri Raj Kumar Kohli R/o G-228, Narayan Vihar, New Delhi vide Sale Deed dated 27.11.1995, duly registered in the office of Sub-Registrar III Dehradun in book No. 01, Vol. 1, Page 12, ADFB 1 Vol 9, Pages 789 to 794 as document No. 15 on dated 05-01-1996.

Said (1) Shri Ratan Chand S/o Late Shri Nanak Chand Sharma R/o 46 Naya Gaon, Mohini Road, Dehradun and (2) Shri Umesh Chand S/o Late Shri Nanak Chand Sharma R/o B-182, Nehru Colony, Dehradun further sold land forming part of Old Khasra No. 29 (New Khasra No. 39) measuring 0.46 Acres (0.1860 Hect.) and Old Khasra No. 30 measuring 0.52 Acres (0.2100 Hect.), situated in Mauza Chak Bhagwantpur, Pargana Pachwadoon, Distt - Dehradun to Shri Bharat Kohli S/o Shri Raj Kumar Kohli R/o G-228, Narayan Vihar, New Delhi vide Sale Deed dated 27.11.1995, duly registered in the office of Sub-Registrar Dehradun in book No. 01, Vol. 1, Page 12, ADFB 1 Vol 9, Pages 795 to 800 as document No. 16 on dated 05-01-1996.



The name of said Shri Bharat Kohli S/o Shri Raj Kumar Kohli R/o G-228, Narayan Vihar, New Delhi is duly mutated in the Revenue Records regarding land forming part of New Khasra No. 39 measuring 0.2180 Hect and New Khasra No. 40 measuring 0.2100 Hect., total measuring 0.4280 Hect, of Mauza Chak Bhagwantpur, Pargana Pachwadoon, Distt - Dehradun vide Order dated 16-09-2002 passed by Tehsildar, Dehradun in Mutation Case No. 2013 under Section 34 of LR Act.

Said Shri Bharat Kohli S/o Shri Raj Kumar Kohli R/o G-228, Narayan Vihar, New Delhi sold his aforesaid land forming part of New Khasra No. 39 measuring 0.2180 Hect and New Khasra No. 40 measuring 0.2100 Hect., total measuring 0.4280 Hect, of Mauza Chak Bhagwantpur, Pargana Pachwadoon, Distt - Dehradun to Shri Yogesh Chand Sagar S/o Shri Ram Prasad R/o F-755, Indira Nagar Colony, Dehradun vide Sale Deed dated 01-03-2004, duly registered in the office of Sub-Registrar II Dehradun in book No. 01, Vol. 1337, Page 112, ADFB 1, Vol 1358, Pages 411 to 422, as document No. 1228 on dated 01-03-2004. The name of said Shri Yogesh Chand Sagar S/o Shri Ram Prasad is duly mutated in the Revenue Records regarding the aforesaid land vide Order dated 23-04-2004 passed by Nayab Tehsildar, Dehradun in Mutation Case No. 1136 under Section 34 of LR Act.

Said Shri Yogesh Chand Sagar S/o Shri Ram Prasad got the aforesaid land declared as Aabadi Land under Section 143 UPZA & LR Act vide Order dated 05/08/2011 passed by Assistant Collector First Class/SDO Sadar, Dehradun in Case No 72/2010-11.

Said Shri Yogesh Chand Sagar S/o Shri Ram Prasad R/o F-755, Indira Nagar Colony, Dehradun sold his aforesaid land to Shri Ashish Agarwal S/o Late Shri Pawan Kumar R/o 189 Rajpur Road, Dehradun vide Sale Deed dated 30-11-2011, duly registered in the office of Sub-Registrar III Dehradun in book No. 01, Vol. 159, Pages 399 to 414 as document No. 2084 on dated 16-12-2011.

Since the aforesaid land was got declared as Aabadi land by Shri Yogesh Chand Sagar hence further mutation was not possible.

Said Shri Ashish Agarwal S/o Late Shri Pawan Kumar R/o 189 Rajpur Road, Dehradun sold the aforesaid land to (1) ALPINE CONSTRUCTION PVT. LTD, having its Office at D-29, Defence Colony, 3rd Floor, New Delhi, through its Director Shri Sanjiv Vohra S/o Late Shri R/L/ Vohra R/o D-29, Third Floor, Defence Colony, New Delhi and (2) Mr. Ashwani Khurana S/o Shri Bhagwan Das Khurana R/o 61-B,

Nandpuri, Arya Nagar, Jwalapur, Haridwar, vide Sale Deed dated 15-01-2015, duly registered in the office of Sub-Registrar IV Dehradun in book No. 01, Vol. 1564, Pages 139 to 156, as document No. 408 on dated 15-01-2015 whereby 70 % share was purchased by said ALPINE CONSTRUCTION PVT. LTD and the remaining 30 % share was purchased by said in the aforesaid land was purchased by Mr. Ashwani Khurana S/o Shri Bhagwan Das Khurana.

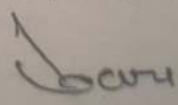
The name of said ALPINE CONSTRUCTION PVT. LTD was later on changed to EDEN RETIREMENT LIVING PVT. LTD. as evident from the certificate of incorporation pursuant to name change dated 02-03-2017 issued by Registrar of Companies, New Delhi.

Said Mr. Ashwani Khurana S/o Shri Bhagwan Das Khurana R/o 61-B, Nandpur, Arya Nagar, Jwalapur, Haridwar sold his 30 % share in the aforesaid land holding to EDEN RETIREMENT LIVING PVT. LTD. (Formerly known as ALPINE CONSTRUCTION PVT. LTD.) having its office at D-29, Defence Colony, 3rd Floor, New Delhi, through its Director Shri Sanjiv Vohra S/o Late Shri R/L/ Vohra R/o D-29, Third Floor, Defence Colony, New Delhi vide Sale Deed dated 11-01-2018, duly registered in the office of Sub-Registrar II Dehradun in book No. 01, Vol. 6393, Pages 227 to 246, as document No. 64 on dated 11-01-2018, whereby said EDEN RETIREMENT LIVING PVT. LTD. became the sole and absolute owner and in possession of land forming part of Khasra no. 39, measuring 2180 Sq.Mts., and Khasra No 40 measuring 2100 Sq.Mts., total area 4280 Sq.Mts., situated in Mauza Chak Bhagwantpur, Pargana Pachwadoon, Distt - Dehradun.

From the above discussion it appears that the title of said EDEN RETIREMENT LIVING PVT. LTD. (Formerly known as ALPINE CONSTRUCTION PVT. LTD.) regarding the aforesaid property is clear and marketable subject to the charge of PNB, Dehradun and the chain of documents is complete

REGARDING ENCUMBRANCE :-

I have personally and carefully inspected the legible index registers as indexed upto the date in the office of the Sub-Registrar 1 & 2 Dehradun. On inspection of these registers as indexed upto the date, no recorded encumbrance has been found in respect of the above piece of land/property. However the aforesaid property is equitably mortgaged with PNB, Dehradun as security of loan availed by the present applicant



I hereby confirm and certify that :-

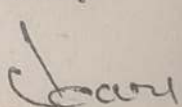
1. I have searched the relevant available records with regards to the immovable land/property which is already mortgaged with PNB, Dehradun, in the office of the Sub-Registrar 1 & 2 Dehradun and I further verify the marketable title of the present owner on the basis of inspection of records subject to the charge of PNB, Dehradun.
2. I have searched the relevant records and on the basis of such search, the mortgagor has clear, legal and marketable title of the said immovable land/property subject to the charge of PNB, Dehradun.

CONCLUSION AND OPINION :-

Thus on the basis of all the documents referred to hereinabove and further on the basis of information derived from inspection of the available index registers as indexed up to the date the land/property owned by the borrower is free from all sorts of encumbrances except the charge of PNB, Dehradun and the title regarding the above land/property is perfectly clear and marketable and in my opinion, the same may be accepted by Punjab National Bank as security by way of equitable mortgage to secure the loan and it will be a good security for the bank and that in case of default of loan, the said property can be proceeded under the provisions of SARFAESI Act.

Yours Sincerely

Enclosures : as above


Rajesh Garg
Advocate

ANNEXURE - IV
SPECIAL REPORT ON TITLE

Reg :- All that land bearing Khatauni Khata No. 31 (1422-1427 Fasli) forming part of Khasra no. 39, measuring 2180 Sq.Mts., and Khasra No 40 measuring 2100 Sq.Mts., total area 4280 Sq.Mts., situated in Mauza Chak Bhagwantpur, Pargana Pachwadoon, Distt - Dehradun, bounded and butted as under:-

East - Nala
West - Road
North - Land of Shri V.P. Thapar
South - Land of others

Belonging to : M/S EDEN RETIREMENT LIVING PVT. LTD. (Formerly known as ALPINE CONSTRUCTION PVT. LTD.), D-29, Defence Colony, 3rd Floor, New Delhi.

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
<p>(A). PARTICULARS :-</p> <p>1. Name of the Borrower with Address:</p> <p>2. Name of the person offering Mortgage with parentage / constitution and address:</p> <p>3. Details of the property to be mortgaged: As per title deed and agreement to sell</p>	<p>M/S EDEN RETIREMENT LIVING PVT. LTD. (Formerly known as ALPINE CONSTRUCTION PVT. LTD.) having its office at, D-29, Defence Colony, 3rd Floor, New Delhi</p> <p>M/S EDEN RETIREMENT LIVING PVT. LTD. (Formerly known as ALPINE CONSTRUCTION PVT. LTD.) having its office at, D-29, Defence Colony, 3rd Floor, New Delhi</p> <p>All that land bearing Khata Khatauni No. 31 (1422-1427 Fasli) forming part of Khasra no. 39, measuring 2180 Sq.Mts., and Khasra No 40 measuring 2100 Sq.Mts., total area 4280 Sq.Mts., situated in Mauza Chak Bhagwantpur, Pargana Pachwadoon, Distt - Dehradun, bounded and butted as under:-</p> <p>East - Nala West - Road North - Land of Shri V.P. Thapar South - Land of others</p>

Beau

<p>4. As per present Position</p> <p><u>B. INVESTIGATIONS</u></p> <p>1. Details of the title deeds/ documents (including Link Deeds / Parent deeds) to be deposited for creation of the of the mortgage (with full particulars regarding nature of document, date of execution and details of registration)</p>	<p>Same</p> <p>1. Copy of Sale Deed dated 11-01-2018 executed by Mr. Ashwani Khurana S/o Shri Bhagwan Das Khurana R/o 61-B, Nandpur, Arya Nagar, Jwalapur, Haridwar in favour of M/S EDEN RETIREMENT LIVING PVT. LTD. (Formerly known as ALPINE CONSTRUCTION PVT. LTD.) having its office at D-29, Defence Colony, 3rd Floor, New Delhi, through its Director Shri Sanjiv Vohra S/o Late Shri R/L/ Vohra R/o D-29, Third Floor, Defence Co.lony, New Delhi, duly registered in the office of Sub-Registrar II Dehradun in book No. 01, Vol. 6393, Pages 227 to 246, as document No. 64 on dated 11-01-2018.</p> <p>2. Copy of Sale Deed dated 15-01-2015 executed by Shri Ashish Agarwal S/o Late Shri Pawan Kumar R/o 189 Rajpur Road, Dehradun in favour of (1) ALPINE CONSTRUCTION PVT. LTD) D-29, Defence Colony, 3rd Floor, New Delhi, through its Director Shri Sanjiv Vohra S/o Late Shri R/L/ Vohra R/o D-29, Third Floor, Defence Co.lony, New Delhi and (2) Mr. Ashwani Khurana S/o Shri Bhagwan Das Khurana R/o 61-B, Nandpuri, Arya Nagar, Jwalapur, Haridwar, duly registered in the office of Sub-Registrar IV Dehradun in book No. 01, Vol. 1564, Pages 139 to 156, as document No. 408 on dated 15-01-2015.</p> <p>3. Copy of Sale Deed dated 30-11-2011 executed by Shri Yogesh Chand Sagar S/o Shri Ram Prasad R/o F-755, Indira Nagar Colony, Dehradun in favor of Shri Ashish Agarwal S/o Late Shri Pawan Kumar R/o 189 Rajpur Road, Dehradun, duly registered in the office of Sub-Registrar III Dehradun in book No. 01, Vol. 159, Pages 399 to 414 as document No. 2084 on dated 16-12-2011.</p>
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4. Copy of Sale Deed dated 01-03-2004 executed by Shri Bharat Kohli S/o Shri Raj Kumar Kohli R/o G-228, Narayan Vihar, New Delhi in favor of Shri Yogesh Chand Sagar S/o Shri Ram Prasad R/o F-755, Indira Nagar Colony, Dehradun, duly registered in the office of Sub-Registrar II Dehradun in book No. 01, Vol. 1337, Page 112, ADFB 1, Vol 1358, Pages 411 to 422, as document No. 1228 on dated 01-03-2004.

5. Copy of Sale Deed dated 27.11.1995 executed by (1) Shri Ratan Chand S/o Late Shri Nanak Chand Sharma R/o 46 Naya Gaon, Mohini Road, Dehradun and (2) Shri Umesh Chand S/o Late Shri Nanak Chand Sharma R/o B-182, Nehru Colony, Dehradun in favor of Shri Bharat Kohli S/o Shri Raj Kumar Kohli R/o G-228, Narayan Vihar, New Delhi, duly registered in the office of Sub-Registrar III Dehradun in book No. 01, Vol. 1, Page 12, ADFB 1 Vol 9, Pages 795 to 800 as document No. 16 on dated 05-01-1996.

6- Copy of Sale Deed dated 27.11.1995 executed by (1) Shri Ratan Chand S/o Late Shri Nanak Chand Sharma R/o 46 Naya Gaon, Mohini Road, Dehradun and (2) Shri Umesh Chand S/o Late Shri Nanak Chand Sharma R/o B-182, Nehru Colony, Dehradun in favor of Shri Bharat Kohli S/o Shri Raj Kumar Kohli R/o G-228, Narayan Vihar, New Delhi, duly registered in the office of Sub-Registrar III Dehradun in book No. 01, Vol. 1, Page 12, ADFB 1 Vol 9, Pages 789 to 794 as document No. 15 on dated 05-01-1996.

7- Copy of Order dated 05/08/2011 passed by Assistant Collector First Class/SDO Sadar, Dehradun in Case No 72/2010-11 U/s 143 UPZA &LR Act.

Copy

	<p>8- Copy of Khatauni Khata No. 25 (Fasli year 1416-1421) of Vill Chak Bhagwantpur, Dehradun.</p> <p>9. Copy of Khatauni Khata No. 14 (Fasli year 1410-1415 Fasli) of Vill Chak Bhagwantpur, Dehradun.</p> <p>10. Copy of Khatauni Khata No. 31 (Fasli year 1422-1427) of Vill Chak Bhagwantpur, Dehradun.</p> <p>10. Letter dated 02-03-2017 issued by Registrar of Companies, New Delhi.</p>
2. Whether certified copies have been obtained from the Registrar's office	Yes certified copies of Sale deeds have been obtained at the time of previous Title Report.
3. Whether the documents in hand are compared with the certified copies and whether the documents given raise any Doubt or suspicion?	The original documents are already mortgaged with PNB, Dehradun.
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?	Property is already mortgaged with PNB, Dehradun
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?	Property is already mortgaged with PNB, Dehradun
6. Whether the photographs of parties as affixed in conveyance deed/ title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	Property is already mortgaged with PNB, Dehradun

7. Whether contents as given in the title tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations. What is its effect?	Property is already mortgaged with PNB, Dehradun
8. Whether the property has been mutated in the name of the person offering the mortgage?	<p>Land forming part of Khasra no. 39, measuring 2180 Sq.Mts., and Khasra No 40 measuring 2100 Sq.Mts., total area 4280 Sq.Mts., situated in Mauza Chak Bhagwantpur, Pargana Pachwadoon, Distt - Dehradun belonging to the borrower and mortgaged with PNB was declared as Aabadi Land under Section 143 of UPZA and LR Act vide Order dated 05-08-2011 passed by Assistant Collector First Class/ SDO, Dehradun in Case No. 72/2010-11. Therefore after declaration of land as Aabadi land mutation in the Revenue Records is not possible.</p> <p>Mauza Chak Bhagwantpur is presently not located within the territorial limits of Municipal Corporation Dehradun, hence mutation in the Municipal Records is also not possible.</p>
9. Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Property is already mortgaged with PNB, Dehradun
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 on creation of the mortgage of agricultural property for non agricultural purposes).	No, Property is already mortgaged with PNB, Dehradun
11. Whether there are any restrictions regarding sale of the property to be mortgaged?	No

[Handwritten signature]


12. Whether all the approvals, clearance/sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?	Property is already mortgaged with PNB, Dehradun
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, the property is individual and under sole ownership of the Company. No minor interest is involved in the property
14. Whether the property to be Mortgaged has been acquired under Land Acquisition Act 1894?	Property is already mortgaged with PNB, Dehradun
15. Whether Urban Land Ceiling Act is applicable in the State where the Property is located?	No, Urban Land Ceiling Act is not applicable in the State of Uttarakhand.
16. In case of leasehold property, whether permission/ NOC from the lessor is required for creation of mortgage? Whether permission of the lessor/NOC is obtained?	Not Applicable
17. What is the rate of sharing of unearned income with lessor in the event of sale of the property?	Not Applicable
18. Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	Not Applicable
19. Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	Not Applicable
20. Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of	Not related to me

Devi

Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	
21. In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	No the land is not declared surplus and not under consolidation of holdings.
22. Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor?	Yes copies obtained.

Date : 26-09-2019

Place : Dehradun


Rajesh Garg
Advocate

RAJESH GARG

Advocate

Chamber No. 103, Jail Road,
 Court Compound Dehradun
 (Mob.) 9637718677

RAJESH GARG
ADVOCATE

*Office : 126, Ram Vihar Colony
Near O.N.G.C. Hospital
Chakrata Road, Dehradun
Mob. 9837258577*

*Chamber : 103, Jail Road,
Civil Court Compound, Dehradun*

E-mail :

ANNEXURE - V
CERTIFICATE

REFERENCE NO....

ENTRY SERIAL NO. 39 /REGISTER NO 1 OF YEAR 2019

DATE:-26/09/2019

The Branch Head.

BO : CLPC

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

All that land bearing Khata Khatauni No. 31 (1422-1427 Fasli) forming part of Khasra no. 39, measuring 2180 Sq.Mts., and Khasra No 40 measuring 2100 Sq.Mts., total area 4280 Sq.Mts., situated in Mauza Chak Bhagwantpur, Pargana Pachwadoon, Distt – Dehradun, bounded and butted as under:-

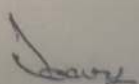
East -	Nala
West -	Road
North -	Land of Shri V.P. Thapar
South -	Land of others

Belonging to :- M/S EDEN RETIREMENT LIVING PVT. LTD. (formerly known as ALPINE CONSTRUCTION PVT. LTD.)

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 copy of title deed and contents thereof tally with the information as per previous title report of Lt. Col. Manoj Gupta (Retd.) dated 24-02-2018.



I further certify that the photograph of previous owner affixed /seen in the title deed tally with records of registration office as well as certified copy of the title deed, as per previous title report of Lt. Col. Manoj Gupta (Retd.) dated 24-02-2018.

Chain of 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/Registrar of assurances and also from the records of other appropriate authorities.

1. Copy of Sale Deed dated 27.11.1995 (Doc No. 15)
2. Copy of Sale Deed dated 27.11.1995 (Doc No. 16)
3. Copy of Sale Deed dated 01-03-2004 (Doc no. 1228)
4. Copy of Sale Deed dated 30-11-2011 (Doc No. 2084)
5. Copy of Sale Deed dated 15-01-2015 (Doc No. 408)
6. Copy of Sale Deed dated 11-01-2018 (Doc No. 64)

I have not given opinion earlier on investigation of title relating to the same property.

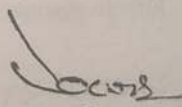
I find following defects/no defects in the title of the person offering mortgage:-

No Defect is found.

I hereby certify **M/S EDEN RETIREMENT LIVING PVT. LTD. (Formerly known as ALPINE CONSTRUCTION PVT. LTD.)** has a clear, valid and marketable title over the above said property except for the charge of PNB, Dehradun and it is competent to create the mortgage.

The valid mortgage has already been created by deposit of the following original title deeds (Give hereunder details of title deeds which are required to be deposited to create equitable mortgage)

1. **ORIGINAL** Sale Deed dated 27.11.1995 (Doc No. 15)
2. **ORIGINAL** Sale Deed dated 27.11.1995 (Doc No. 16)
3. **ORIGINAL** Sale Deed dated 01-03-2004 (Doc no. 1228)
4. **ORIGINAL** Sale Deed dated 30-11-2011 (Doc No. 2084)
5. **ORIGINAL** Sale Deed dated 15-01-2015 (Doc No. 408)
6. **ORIGINAL** Sale Deed dated 11-01-2018 (Doc No. 64)


RAJESH GARG
(ADVOCATE)

- Encl : 1. Special Report
2. Chain of Title
3. Certified Copy of Title Deed and link deeds.
4. Search Report

Annexure V-B

SEARCH REPORT

Account :- M/S EDEN RETIREMENT LIVING PVT. LTD. (Formerly known as ALPINE CONSTRUCTION PVT. LTD.)

BO:-CLPC

Dehradun.

Search report relates to searches made in :

- | | | | |
|----|-------------------------|----|---------------------------------|
| a) | Sub Registrar Office. | :- | Sub Registrar I and II Dehradun |
| b) | Registrar of Companies. | :- | N.A. |
| c) | Courts. | :- | No |
| d) | Other offices | :- | Revenue Authority Dehradun |

a) Office of the Co-operative Society. : N.A.

b) _____ Development Authority. : N.A.
(DDA/HUDA/and the like)

c) Any other documents

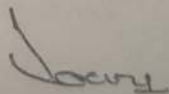
(i) Receipt for payment of Municipal Taxes etc.:- N.A.

1. Sub Registrar /Registrar of Assurance Office.

There is no system of issue of encumbrance certificate to private parties in the office of Sub registrar Dehradun.

(If there is no system of issue of encumbrance certificate in the office of Sub registrar, it be stated accordingly)

2. Personal search was carried out by me for the purpose. Inspection was made on 26/09/2019 for the period from 26-09-2006 to 26-09-2019 at the sub registrar / office 1st and IInd.



The search report disclosed the followings encumbrances:- NIL

However the aforesaid property is equitably mortgaged with PNB, Dehradun.

3. The Ownership of the property being of a company, search was conducted in the following offices of the registrar of companies:- N.A.

The search made out in the office of Registrar of Companies disclosed:-

ROC	INFORMATION
N.A.	N.A.

4. Inspection of Court records disclosed :-

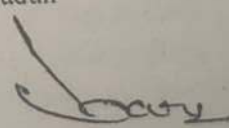
(This may detail Suit pending, Decrees, Attachment before Judgment Injunction, Appointment of Receiver, Appointment of Liquidator)

Name of Court	Date of Order	Nature of Order
No litigation is pending regarding the property to be mortgaged as per affidavit of the mortgager.		

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

Office	Date of search/Inspection	Information
Sub Registrar I st	26-09-2019	No recorded encumbrances has been found.
Sub Registrar- II nd	26-09-2019	No recorded encumbrances has been found.

However the aforesaid property is equitably mortgaged with PNB, Dehradun



6. A study of the following documents disclosed :

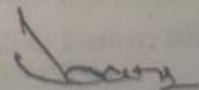
(1) Copy of Khatauni Khata No. 14 (Fasli year 1410-1415 Fasli) of Vill Chak Bhagwantpur, Dehradun.	The perusal of Copy of Khatauni Khata No. 14 (Fasli year 1410-1415 Fasli) of Vill Chak Bhagwantpur, Dehradun. shows that (1) Shri Ratan Chand S/o Late Shri Nanak Chand Sharma R/o 46 Naya Gaon, Mohini Road, Dehradun and (2) Shri Umesh Chand S/o Late Shri Nanak Chand Sharma R/o B-182, Nehru Colony, Dehradun were recorded bhumidhars with transferable rights of all that land forming part of New Khasra No. 39 measuring 0.2180 Hect and New Khasra No. 40 measuring 0.2100 Hect., total measuring 0.4280 Hect, of Mauza Chak Bhagwantpur, Pargana Pachwadoon, Distt - Dehradun since 1399 Fasli i.e. since 1991.
(2) Copy of Sale Deed dated 27.11.1995, duly registered in the office of Sub-Registrar III Dehradun in book No. 01, Vol. 1, Page 12, ADFB I Vol 9, Pages 789 to 794 as document No. 15 on dated 05-01-1996.	Said (1) Shri Ratan Chand S/o Late Shri Nanak Chand Sharma R/o 46 Naya Gaon, Mohini Road, Dehradun and (2) Shri Umesh Chand S/o Late Shri Nanak Chand Sharma R/o B-182, Nehru Colony, Dehradun sold land forming part of Old Khasra No. 25 (New Khasra No. 39) measuring 0.08 Acres (0.032 Hect.) situated in Mauza Chak Bhagwantpur, Pargana Pachwadoon, Distt - Dehradun to Shri Bharat Kohli S/o Shri Raj Kumar Kohli R/o G-228, Narayan Vihar, New Delhi vide Sale Deed dated 27.11.1995, duly registered in the office of Sub-Registrar III Dehradun in book No. 01, Vol. 1, Page 12, ADFB I Vol 9, Pages 789 to 794 as document No. 15 on dated 05-01-1996.
(3) Copy of Sale Deed dated 27.11.1995, duly registered in the office of Sub-Registrar Dehradun in book No. 01, Vol. 1, Page 12, ADFB I Vol 9, Pages 795 to 800 as document No. 16 on dated 05-01-1996.	Said (1) Shri Ratan Chand S/o Late Shri Nanak Chand Sharma R/o 46 Naya Gaon, Mohini Road, Dehradun and (2) Shri Umesh Chand S/o Late Shri Nanak

Chand Sharma R/o B-182, Nehru Colony, Dehradun further sold land forming part of Old Khasra No. 29 (New Khasra No. 39) measuring 0.46 Acres (0.1860 Hect.) and Old Khasra No. 30 measuring 0.52 Acres (0.2100 Hect.), situated in Mauza Chak Bhagwantpur, Pargana Pachwadoon, Distt - Dehradun to Shri Bharat Kohli S/o Shri Raj Kumar Kohli R/o G-228, Narayan Vihar, New Delhi vide Sale Deed dated 27.11.1995, duly registered in the office of Sub-Registrar Dehradun in book No. 01, Vol. 1, Page 12, ADFB 1 Vol 9, Pages 795 to 800 as document No. 16 on dated 05-01-1996.

The name of said Shri Bharat Kohli S/o Shri Raj Kumar Kohli R/o G-228, Narayan Vihar, New Delhi is duly mutated in the Revenue Records regarding land forming part of New Khasra No. 39 measuring 0.2180 Hect and New Khasra No. 40 measuring 0.2100 Hect., total measuring 0.4280 Hect, of Mauza Chak Bhagwantpur, Pargana Pachwadoon, Distt - Dehradun vide Order dated 16-09-2002 passed by Tehsildar, Dehradun in Mutation Case No. 2013 under Section 34 of LR Act.

(4) Copy of Sale Deed dated 01-03-2004, duly registered in the office of Sub-Registrar II Dehradun in book No. 01, Vol. 1337, Page 112, ADFB 1, Vol 1358, Pages 411 to 422, as document No. 1228 on dated 01-03-2004

Said Shri Bharat Kohli S/o Shri Raj Kumar Kohli R/o G-228, Narayan Vihar, New Delhi sold his aforesaid land forming part of New Khasra No. 39 measuring 0.2180 Hect and New Khasra No. 40 measuring 0.2100 Hect., total measuring 0.4280 Hect, of Mauza Chak Bhagwantpur, Pargana Pachwadoon, Distt - Dehradun to Shri Yogesh Chand Sagar S/o Shri Ram Prasad R/o F-755, Indira Nagar Colony, Dehradun vide Sale Deed dated 01-03-2004, duly registered



	<p>in the office of Sub-Registrar II Dehradun in book No. 01, Vol. 1337, Page 112, ADFB 1, Vol 1358, Pages 411 to 422, as document No. 1228 on dated 01-03-2004. The name of said Shri Yogesh Chand Sagar S/o Shri Ram Prasad is duly mutated in the Revenue Records regarding the aforesaid land vide Order dated 23-04-2004 passed by Nayab Tehsildar, Dehradun in Mutation Case No. 1136 under Section 34 of LR Act.</p>
<p>(5) Copy of Order dated 05/08/2011 passed by Assistant Collector First Class/SDO Sadar, Dehradun in Case No 72/2010-11 U/s 143 UPZA &LR Act.</p>	<p>Said Shri Yogesh Chand Sagar S/o Shri Ram Prasad got the aforesaid land declared as Aabadi Land under Section 143 UPZA &LR Act vide Order dated 05/08/2011 passed by Assistant Collector First Class/SDO Sadar, Dehradun in Case No 72/2010-11.</p>
<p>(6) Copy of Sale Deed dated 30-11-2011, duly registered in the office of Sub-Registrar III Dehradun in book No. 01, Vol. 159, Pages 399 to 414 as document No. 2084 on dated 16-12-2011.</p>	<p>Said Shri Yogesh Chand Sagar S/o Shri Ram Prasad R/o F-755, Indira Nagar Colony, Dehradun sold his aforesaid land to Shri Ashish Agarwal S/o Late Shri Pawan Kumar R/o 189 Rajpur Road, Dehradun vide Sale Deed dated 30-11-2011, duly registered in the office of Sub-Registrar III Dehradun in book No. 01, Vol. 159, Pages 399 to 414 as document No. 2084 on dated 16-12-2011.</p> <p>Since the aforesaid land was got declared as Aabadi land by Shri Yogesh Chand Sagar hence further mutation was not possible.</p>
<p>(7) Copy of Sale Deed dated 15-01-2015, duly registered in the office of Sub-Registrar IV Dehradun in book No. 01, Vol. 1564, Pages 139 to 156, as document No. 408 on dated 15-01-2015</p>	<p>Said Shri Ashish Agarwal S/o Late Shri Pawan Kumar R/o 189 Rajpur Road, Dehradun sold the aforesaid land to (1) ALPINE CONSTRUCTION PVT. LTD, having its Office at D-29, Defence Colony, 3rd Floor, New Delhi, through its Director Shri Sanjiv Vohra S/o Late Shri</p>

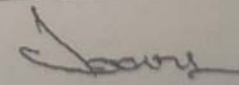
(8) Letter dated 02-03-2017 issued by Registrar of Companies, New Delhi.

(9) Copy of Sale Deed dated 11-01-2018, duly registered in the office of Sub-Registrar II Dehradun in book No. 01, Vol. 6393, Pages 227 to 246, as document No. 64 on dated 11-01-2018

R/L/ Vohra R/o D-29, Third Floor, Defence Co,lony, New Delhi and (2) Mr. Ashwani Khurana S/o Shri Bhagwan Das Khurana R/o 61-B, Nandpuri, Arya Nagar, Jwalapur, Haridwar, vide Sale Deed dated 15-01-2015, duly registered in the office of Sub-Registrar IV Dehradun in book No. 01, Vol. 1564, Pages 139 to 156, as document No. 408 on dated 15-01-2015 whereby 70 % share was purchased by said ALPINE CONSTRUCTION PVT. LTD and the remaining 30 % share was purchased by said in the aforesaid land was purchased by Mr. Ashwani Khurana S/o Shri Bhagwan Das Khurana.

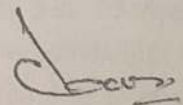
The name of said ALPINE CONSTRUCTION PVT. LTD was later on changed to EDEN RETIREMENT LIVING PVT. LTD. as evident from the certificate of incorporation pursuant to name change dated 02-03-2017 issued by Registrar of Companies, New Delhi.

Said Mr. Ashwani Khurana S/o Shri Bhagwan Das Khurana R/o 61-B, Nandpur, Arya Nagar, Jwalapur, Haridwar sold his 30 % share in the aforesaid land holding to EDEN RETIREMENT LIVING PVT. LTD. (Formerly known as ALPINE CONSTRUCTION PVT. LTD.) having its office at D-29, Defence Colony, 3rd Floor, New Delhi, through its Director Shri Sanjiv Vohra S/o Late Shri R/L/ Vohra R/o D-29, Third Floor, Defence Co,lony, New Delhi vide Sale Deed dated 11-01-2018, duly registered in the office of Sub-Registrar II Dehradun in book No. 01, Vol. 6393, Pages 227 to 246, as document No. 64 on dated 11-01-2018, whereby said EDEN RETIREMENT



LIVING PVT. LTD. became the sole and absolute owner and in possession of land forming part of Khasra no. 39, measuring 2180 Sq.Mts., and Khasra No 40 measuring 2100 Sq.Mts., total area 4280 Sq.Mts., situated in Mauza Chak Bhagwantpur, Pargana Pachwadoon. Distt - Dehradun.

From the above discussion it appears that the title of said **EDEN RETIREMENT LIVING PVT. LTD.** (Formerly known as **ALPINE CONSTRUCTION PVT. LTD.**) regarding the aforesaid property is clear and marketable subject to the charge of PNB, Dehradun and the chain of documents is complete



Rajesh Garg
(ADVOCATE)