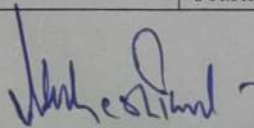


Office : Chamber No. 18
Civil Court Compound
Dehradun Uttarakhand
Mob No. 9412940050

E-Mail : advmaheshpant358@gmail.com
Camp Office: 125-A Garhi Cantt, Dehradun
Date:- 01.07.2024

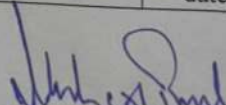
The AGM
State Bank of India
HLST
Dehradun

		State Bank of India HLST Dehradun	
1	A	Name of the Branch/ Business Unit/Office seeking opinion.	
	B	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	
	C	Name of the Borrower.	M/S Avenue Commercial Private Limited Builder/Applicant/ Company is not availing any financial assistance from the Bank only project is going to be approved
2	A	Type of Loan	
	B	Type of property	Residential Property
3	A	Name of the unit/concern/ company/ person offering the property/(ies) as security.	M/S Avenue Commercial Private Limited Builder/Applicant/ Company is not availing any financial assistance from the Bank only project is going to be approved
	B	Constitution of the unit/concern/ Person /body/authority offering the property for creation of charge.	Company
	C	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Builder/Applicant/ Company is not availing any financial assistance from the Bank only project is going to be approved
4	A	Value of Loan (Rs. in crores)	
5		Complete or full description of the immovable property (ies) offered as security including the	As mention below
	A	Survey No.	ALL THAT open plot of land bearing Khasra No. 5 Cha (७) area


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Advocate

measuring 0.0050 Hectare or 50 Sq. Mtrs, Khastra No. 6 area measuring 0.0400 Hectare or 400 Sq. Mtrs, Khastra No. 7 area measuring 0.0810 Hectare or 810 Sq. Mtrs, Khastra No. 8 area measuring 0.03314 Hectare or 331.4 Sq. Mtrs, Khastra No. 9 area measuring 0.03355 Hectare or 335.5 Sq. Mtrs, Khastra No. 10 area measuring 0.05058 Hectare or 505.8 Sq. Mtrs, Khastra No. 11 area measuring 0.1300 Hectare or 1300 Sq. Mtrs, Khastra No. 13 area measuring 0.06763 Hectare or 676.3 Sq. Mtrs, Khastra No. 14 area measuring 0.01840 Hectare or 184 Sq. Mtrs, Khastra No. 16 area measuring 0.05542 Hectare or 554.2 Sq. Mtrs, Khastra No. 17 area measuring 0.05798 Hectare or 579.8 Sq. Mtrs, Khastra No. 18 area measuring 0.03890 Hectare or 389 Sq. Mtrs, Khastra No. 19 Ka (फ) area measuring 0.06500 Hectare or 650 Sq. Mtrs, Khastra No. 19 Kha (ख) area measuring 0.0090 Hectare or 90 Sq. Mtrs, Khastra No. 20 Ka (फ) area measuring 0.0530 Hectare or 530 Sq. Mtrs, Khastra No. 20 Kha (ख) area measuring 0.0100 Hectare or 100 Sq. Mtrs, Khastra No. 21 area measuring 0.0610 Hectare or 610 Sq. Mtrs, Khastra No. 22 area measuring 0.0610 Hectare or 610 Sq. Mtrs, Khastra No. 23 area measuring 0.0400 Hectare or 400 Sq. Mtrs, Khastra No. 24 area measuring 0.0050 Hectare or 50 Sq. Mtrs & Khastra No. 26 area measuring 0.0150 Hectare or 150 Sq. Mtrs Khastra No. 27 Ka (फ) area measuring 0.0050 Hectare or 50 Sq. Mtrs, Khastra No. 27 Kha (ख) area measuring 0.0100 Hectare or 100 Sq. Mtrs, Khastra No. 28 Kha (ख) area measuring 0.0049 Hectare or 49 Sq. Mtrs and Khastra No. 29 area measuring 0.0049 Hectare or 49 Sq.

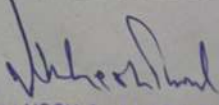
		Mtrs, total land area measuring 9554 sq. meters, along with constructions thereupon having covered area measuring 95 Sq. Mtrs situated in Mauza Tarlanagal, Pargana Parwadun, District Dehradun
B	Door/House no. (in case of house property)	
C	Extent/ area including plinth/ built up area in case of house property	Total area 9554 sq. meters
D	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	<p>Mauza : Tarlanagal, Pargana Parwadun, District Dehradun bounded and butted as under:</p> <p>North - Land of others</p> <p>South - Partly 12 mtr wide common road and Partly land of seller being sold today to Smt Sheela Gupta</p> <p>East - 12 Mtr wide common road West - Partly 24 Mts vide Road and Partly land of others</p>
A	Particulars of the documents scrutinized- serially and chronologically.	<ol style="list-style-type: none"> 1. Sale Deed dated 06.05.2022 registered at serial no. 2927. 2. Sale Deed dated 13.05.2020 registered at serial no. 933. 3. Sale Deed dated 13.05.2020 registered at serial no. 932. 4. Power of attorney dated 01.08.2019 registered at serial no. 871. 5. Sale Deed dated 15.11.2019 registered at serial no. 4405. 6. Extension Registered Agreement Deed dated 16.08.2019 registered at serial no. 3287. 7. Registered Agreement to Sell dated 26.07.2019 registered at serial no. 3063. 8. Sale Deed dated 15.11.2019 registered at serial no. 4404. 9. Registered Agreement to Sell dated 26.07.2019 registered at


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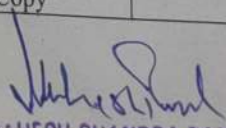
serial no. 3062.

10. Extension Registered Agreement Deed dated 16.08.2019 registered at serial no. 3286
11. Sale Deed dated 27.02.2015 registered at serial no. 1845.
12. Sale Deed dated 27.02.2015 registered at serial no. 1843.
13. Correction deed dated 19.10.2015 registered at serial no. 10025.
14. Sale Agreement dated 06.08.2003 registered at serial no. 5131.
15. Sale Deed dated 09.09.2003 registered at serial no. 6031.
16. Sale Agreement 09.07.2003 registered at serial no. 4503.
17. Sale Deed dated 09.09.2003 registered at serial no. 6032.
18. Sale Agreement 21-9-2007 registered at serial no. 8743
19. Correction Deed dated 15.01.2009 registered at serial no. 225.
20. Sale Deed dated 22-9-2008 registered at serial no. 5260.
21. Sale Agreement dated 27.06.2003 registered at serial no. 4244.
22. Sale Agreement dated 18.07.2003 registered at serial no. 4702
23. Sale agreement dated 03.07.2003 registered at serial no. 4350.
24. Sale Deed dated 25.08.2003 registered at serial no. 5552.
25. Sale Agreement dated 30.06.2003 registered at serial no. 4281.
26. Sale Agreement dated 08.07.2003 registered at serial no. 4478.
27. Sale Agreement dated 08.07.2003 registered at serial no. 4487.
28. Sale Deed dated 01.09.2003

		<p>registered at serial no. 5779.</p> <p>29. Sale Deed dated 04.09.2003 registered at serial no. 5834.</p> <p>30. Sale agreement dated 21.09.2007 registered at serial no. 8746.</p> <p>31. Sale Deed dated 13.09.2008 registered at serial no. 5165.</p> <p>32. Correction Deed dated 08.03.2010 registered at serial no. 1855.</p> <p>33. Power of attorney dated 24.06.2003 registered at serial no. 1226.</p> <p>34. Power of attorney dated 24.06.2003 registered at serial no. 1225.</p> <p>35. Sale Deed dated 09.09.2003 registered at serial no. 6082.</p> <p>36. Sale agreement dated 22.09.2007 registered at serial no. 8745.</p> <p>37. Sale deed dated 18.09.2008 registered at serial no. 5167.</p> <p>38. Correction deed dated 09-03-2010 registered at serial no. 1854.</p> <p>39. Power of attorney dated 01.05.1995.</p> <p>40. Order of Sub Div. Magistrate Ist Class Dehradun passed in Case No. 13/2010-11 M/S Jyotsana Lamp Pvt. Ltd. V/S Gram Sabha.</p> <p>41. Khataunies</p> <p>42. Memorandum and Article of Association</p> <p>43. Registration Certificate of Company</p> <p>44. Copy of Resolution</p> <p>45. Sanctioned Map</p> <p>46. RERA Certificate</p>
B	<p>Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.</p> <p>Note: Only originals or certified extracts from the</p>	


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Date	registering/land/ revenue/ other authorities be examined.		In case of copies, whether the original was scrutinized by the Advocate
	Name I Nature of document	Original/cer tified copy/ certified extract/ photocopy etc.	
1.	06.05.2022	Sale Deed	Original
2.	13.05.2020	Sale Deed	Original
3	13.05.2020	Sale Deed	Original
4	01.08.2019	Power of attorney	Certified
5	15.11.2019	Sale Deed	Original
6	16.08.2019	Extension Deed	Original
7	26.07.2019	Sale Agreement	Original
8	15.11.2019	Sale Deed	Original
9	26.07.2019	Sale Agreement	Original
10.	16.08.2019	Extension Deed	Original
11	27.02.2015	Sale Deed	Original
12.	27.02.2015	Sale Deed	Original
13.	19.10.2015	Correction Deed	Original
14.	06.08.2003	Agreement to sell	Certified
15.	09.09.2003	Sale Deed	Certified
16.	09.07.2003	Sale Agreement	Certified
17.	09.09.2003	Sale Deed	Certified
18.	21.09.2007	Sale Agreement	Certified
19.	15.01.2009	Correction deed	Certified
20	22.09.2008	Sale Deed	Certified
21	27.06.2003	Sale Agreement	Certified
22	18.07.2003	Sale Agreement	Certified
23	03.07.2003	Sale Agreement	Certified
24	25.08.2003	Sale Deed	Certified
25	30.06.2003	Sale Agreement	Certified
26	08.07.2003	Sale Agreement	Certified
27	08.07.2003	Sale Agreement	Certified
28	01.09.2003	Sale Deed	Certified
29	04.09.2003	Sale Deed	Certified
30	21.09.2007	Sale Deed	Certified
31	13.09.2008	Sale Deed	Certified
32	08.03.2010	Correction Deed	Certified
33	24.06.2003	Power of attorney	Certified
34	24.06.2003	Power of attorney	Certified
35	09.09.2003	Sale Deed	Certified
36	22.09.2007	Sale Agreement	Certified
37	18.09.2008	Sale Deed	Certified
38	09.03.2010	Correction Deed	Certified
38	01.05.1995	POA	Copy

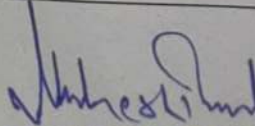

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A	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.) (HL : If the value of loan => Rs.1 crore and in case of commercial loans irrespective of the loan component)	Yes, Relevant documents are verified with originals and cetified copies are obtained from Sub Registrar, Office Dehradun	
B	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).	Title Deed are verified with original and certified copies	
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?	Complete records of registrar office or revenue authorities relevant to the property in question are not available for verification through any online portal or computer system.
	B	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Available online records of Sub Registrar are verified
	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	Yes
9	A	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar Office Dehradun
	B	Whether it is possible to have registration of documents in respect of the property in	Yes, document can be registered in any one of four Sub Registrar Office at Dehradun

	question, at more than one office of sub- registrar/ district registrar/ registrar- general. If so, please name all such offices?	
C	Whether search has been made at all the offices named at (b) above?	Yes
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

10a 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. 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)

ALL THAT open plot of land bearing Khasra No. 5 Cha (ख) area measuring 0.0050 Hectare or 50 Sq. Mtrs, Khasra No. 6 area measuring 0.0400 Hectare or 400 Sq. Mtrs, Khasra No. 7 area measuring 0.0810 Hectare or 810 Sq. Mtrs, Khasra No. 8 area measuring 0.03314 Hectare or 331.4 Sq. Mtrs, Khasra No. 9 area measuring 0.03355 Hectare or 335.5 Sq. Mtrs, Khasra No. 10 area measuring 0.05058 Hectare or 505.8 Sq. Mtrs, Khasra No. 11 area measuring 0.1300 Hectare or 1300 Sq. Mtrs, Khasra No. 13 area measuring 0.06763 Hectare or 676.3 Sq. Mtrs, Khasra No. 14 area measuring 0.01840 Hectare or 184 Sq. Mtrs, Khasra No. 16 area measuring 0.05542 Hectare or 554.2 Sq. Mtrs, Khasra No. 17 area measuring 0.05798 Hectare or 579.8 Sq. Mtrs, Khasra No. 18 area measuring 0.03890 Hectare or 389 Sq. Mtrs, Khasra No. 19 Ka (क) area measuring 0.06500 Hectare or 650 Sq. Mtrs, Khasra No. 19 Kha (ख) area measuring 0.0090 Hectare or 90 Sq. Mtrs, Khasra No. 20 Ka (क) area measuring 0.0530 Hectare or 530 Sq. Mtrs, Khasra No. 20 Kha (ख) area measuring 0.0100 Hectare or 100 Sq. Mtrs, Khasra No. 21 area measuring 0.0610 Hectare or 610 Sq. Mtrs, Khasra No. 22 area measuring 0.0610 Hectare or 610 Sq. Mtrs, Khasra No. 23 area measuring 0.0400 Hectare or 400 Sq. Mtrs, Khasra No. 24 area measuring 0.0050 Hectare or 50 Sq. Mtrs & Khasra No. 26 area measuring 0.0150 Hectare or 150 Sq. Mtrs Khasra No. 27 Ka (क) area measuring 0.0050 Hectare or 50 Sq. Mtrs, Khasra No. 27 Kha (ख) area measuring 0.0100 Hectare or 100 Sq. Mtrs, Khasra No. 28 Kha (ख) area measuring 0.0049 Hectare or 49 Sq. Mtrs and Khasra


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area measuring 0.0049 Hectare or 49 Sq. Mtrs, total land area measuring 9554 sq. mtrs, along with constructions thereupon having covered area measuring 95 Sq. Mtrs situated in Mauza Tarlanagal, Pargana Parwadun, District Dehradun (morefully described in the Schedule of property) given at the foot of this certificate. I have searched and inspected the available online records of sub registrar office Dehradun and found that the said property is standing in the name M/s Avenue Commercial Private Limited

AND WHEREAS 1) Mr. Ramesh Singh S/o Mr. Balli, 2) Mr. Narayan Singh, 3) Mr. Govind Singh, 4) Mr. Shamsher Singh & 5) Mr. Kanwar Singh all sons of Mr. Bhagwan Singh & 6) Mrs. Manhuri Devi W/o Late Mr. Manglu were the joint land owners and bhumidars with transferrable rights of Varg 1 (Ka) of all that land bearing Khasra No. 18 area measuring 0.0690 Hectare, Khasra No. 26 area measuring 0.0940 Hectare, Khasra No. 27 Ka area measuring 0.0600 Hectare, Khasra No. 28 Ka area measuring 0.0600 Hectare, Khasra No. 30 area measuring 0.0450 Hectare, Khasra No. 32 area measuring 0.0570 Hectare, Khasra No. 33 area measuring 0.0610 Hectare, Khasra No. 37 area measuring 0.0530 Hectare, Khasra No. 29 area measuring 0.0610 Hectare, Khasra No. 31 area measuring 0.0400 Hectare, Khasra No. 38 area measuring 0.0690 Hectare along with other land situated in Mauza Tarlanagal, Pargana Parwadun, District Dehradun and their names were jointly recorded in revenue records since fasli 1360 i.e. 1953.

AND WHEREAS 1) Mr. Ramesh Singh S/o Mr. Balli, 2) Mr. Narayan Singh, 3) Mr. Govind Singh, 4) Mr. Shamsher Singh & 5) Mr. Kanwar Singh all sons of Mr. Bhagwan Singh & 6) Mrs. Manhuri Devi W/o Late Mr. Manglu had entered into an Agreement to Sell in respect of their said land on 06-08-2003 with M/s Eric Development and Estate Private Limited through its authorized signatory Mr. Anand Singh Bisht S/o Mr. B.S. Bisht which is duly registered in the Office of Sub Registrar Dehradun at Book No. I Vol No. 498 at Page 587 Adfb No. I Vol No. 1316 at Pages 819 to 830 as Document No. 5131 Registered on 06-08-2003.

AND WHEREAS 1) Mr. Ramesh Singh S/o Mr. Balli, 2) Mr. Narayan Singh, 3) Mr. Govind Singh, 4) Mr. Shamsher Singh & 5) Mr. Kanwar Singh all sons of Mr. Bhagwan Singh & 6) Mrs. Manhuri Devi W/o Late Mr. Manglu jointly sold their said land bearing Khasra No. 18 area measuring 0.0690 Hectare, Khasra No. 26 area measuring 0.0940 Hectare, Khasra No. 27 Ka area measuring 0.0600 Hectare, Khasra No. 28 Ka area measuring 0.0600

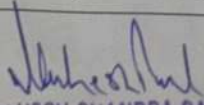
e, Khasra No. 30 area measuring 0.0450 Hectare, Khasra No. 32 area measuring 0.0570 re, Khasra No. 33 area measuring 0.0610 Hectare, Khasra No. 37 area measuring 0.0530 are, Khasra No. 29 area measuring 0.0610 Hectare, Khasra No. 31 area measuring 0.0400 tare, Khasra No. 38 area measuring 0.0690 Hectare along with other land situated in Mauza Taranagal, Pargana Parwadun, District Dehradun to M/s Eric Development and Estate Private Limited through its authorized signatory Mr. Anand Singh Bisht S/o Mr. B.S. Bisht vide Sale Deed dated 09-09-2003 which is duly registered in the Office of Sub Registrar, Dehradun at Book No. I Vol No. 498 at Page 647 Adfb No. I Vol No. 1327 at Pages 791 to 802 as Document No. 6031 Registered on 10-09-2003.

AND WHEREAS 1) Mr. Balwant Singh & 2) Mr. Rajinder Singh Both S/o Mr. Jammi were the joint land owners and bhumidars with transferrable rights of Varg 1 (Ka) of all that land bearing Khasra No. 5 Chha area measuring 0.110 Hectare, Khasra No. 17 area measuring 0.0930 Hectare, Khasra No. 22 area measuring 0.0610 Hectare, Khasra No. 23 area measuring 0.0400 Hectare along with other land situated in Mauza Taranagal, Pargana Parwadun, District Dehradun and their names were jointly recorded in revenue records since Fasli 1360 i.e. 1953.

AND WHEREAS 1) Mr. Balwant Singh & 2) Mr. Rajinder Singh Both S/o Mr. Jammi and M/s Eric Development had entered into an Agreement to Sell in respect of their said land on 09-07-2003 with Leasing Private Limited through its authorized signatory Mr. Anand Singh Bisht S/o Mr. B.S. Bisht which is duly registered in the Office of Sub Registrar Dehradun at Book No. I Vol No. 498 at Page 536 Adfb No. I Vol No. 1309 at Pages 359 to 370 as Document No. 4503 Registered on 09-07-2003.

AND WHEREAS 1) Mr. Balwant Singh & 2) Mr. Rajinder Singh Both S/o Mr. Jammi had jointly sold all that land bearing Khasra No. 5 Cha area measuring 0.110 Hectare, Khasra No. 17 area measuring 0.0930 Hectare, Khasra No. 22 area measuring 0.0610 Hectare, Khasra No. 23 area measuring 0.0400 Hectare along with other land situated in Mauza Taranagal, Pargana Parwadun, District Dehradun to M/s Eric Development and Leasing Private Limited through its authorized signatory Mr. Anand Singh Bisht S/o Mr. B.S. Bisht vide Sale Deed dated 09-09-2003 which is duly registered in the Office of Sub Registrar, Dehradun at Book No. I Vol No. 498 at Page 647 Adfb No. I Vol No. 1327 at Pages 803 to 812 as Document No. 6032 Registered on 10-09-2003.

AND WHEREAS M/s Eric Development and Leasing Private Limited through its authorized representative/attorney Mr. Yash Chaudhary S/o Late Mr. Chaudhary Mahender


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had entered into an agreement to sell in respect to its land on 21-09-2007 with **M/s Jyotsana Lamps Cap Private Limited** through its authorized representative Mr. Sandeep Srivastava S/o Mr. Sharda Parsad Srivastava which is duly registered in the office of the Sub-Registrar Dehradun at Book No. I Vol No. 2097 at Pages 45 to 134 as **Document No. 8743** registered on 22-09-2007.

AND WHEREAS M/s Eric Development and Estate Private Limited & M/s Eric Development and Leasing Private Limited through its authorized representative/attorney Mr. Yash Chaudhary S/o Late Mr. Chaudhary Mahender Kumar sold their land bearing Khasra No. 5 Cha area measuring 0.110 Hectare, Khasra No. 17 area measuring 0.0930 Hectare, Khasra No. 22 area measuring 0.0610 Hectare, Khasra No. 23 area measuring 0.0400 Hectare, Khasra No. 18 area measuring 0.0690 Hectare, Khasra No. 26 area measuring 0.0940 Hectare, Khasra No. 27 Ka area measuring 0.0600 Hectare, Khasra No. 28 Ka area measuring 0.0600 Hectare, Khasra No. 30 area measuring 0.0450 Hectare, Khasra No. 32 area measuring 0.0570 Hectare, Khasra No. 33 area measuring 0.0610 Hectare, Khasra No. 37 area measuring 0.0530 Hectare, Khasra No. 29 area measuring 0.0610 Hectare, Khasra No. 31 area measuring 0.0400 Hectare, Khasra No. 38 area measuring 0.0690 Hectare along with more land situated in Mauza Tarlanagal, Pargana Parwadun, District Dehradun to **M/s Jyotsana Lamps Cap Private Limited** through its authorized representative Mr. Ajay Vikram Singh S/o Mr. Lokpal Singh vide Sale Deed dated 22-09-2008 which is duly registered in the office of the Sub-Registrar Dehradun at Book No. I Vol No. 2524 at Pages 1 to 118 as **Document No. 5260** Registered on 30-09-2008.

AND WHEREAS Mr. Yash Chaudhary S/o Late Mr. Chaudhary Mahender Kumar authorized representative/attorney **M/s Eric Development and Estate Private Limited** had executed a Correction Deed in respect to Sale Deed dated 22-09-2008 Document No. 5260 in favour of **M/s Jyotsana Lamps Cap Private Limited** through its authorized representative Mr. Ajay Vikram Singh on 15-01-2009, which is duly registered in the Office of Sub Registrar Dehradun at Book No. I Vol No. 2632 at Pages 357 to 366 as Document No. 225 Registered on 15-01-2009 whereby the wrongly mentioned name "**Eric Development Private Limited**" was corrected and amended to "**Eric Development and Estate Private Limited**" and wrongly mentioned Khasra No. 139 Kha was corrected and amended to 139 Ka thereafter its name was recorded in Revenue Records vide Order of Tehsildar Dehradun dated 05-08-2010 passed in Mutation Case No. 2670/2010 in proceedings u/s 34 L.R. Act.

WHEREAS Mr. Faquir Singh, Mr. Darshan Singh, Mr. Balbir Singh & Mr. Umrao Singh all sons of Mr. Tilak Singh were the joint owners and bhumidars with transferrable rights Varg 1 (Ka) of all that land bearing Khasra No. 19 Ka area measuring 0.0650 Hectare, Khasra No. 20 Ka area measuring 0.0530 Hectare, Khasra No. 21 area measuring 0.0610 Hectare, Khasra No. 115 area measuring 0.0730 Hectare, Khasra No. 139 Ga area measuring 0.016 Hectare total area measuring 0.2680 Hectare situated in Mauza Tarlanagal, Pargana Parwadun, District Dehradun and their names were jointly recorded in Revenue Records since Fasli 1360 i.e. Year 1953.

AND WHEREAS Mr. Raghuveer Singh, Mr. Satish Singh Both sons of Late Mr. Inder Singh and Mrs. Darshan Dei W/o Late Mr. Inder Singh, Mr. Darshan Singh and Mr. Dharam Singh Both S/o Mr. Pratap Singh were the joint owners and bhumidars with transferrable rights of Varg 1 (Ka) of all that land bearing Khasra No. 5 Cha area measuring 0.1850 Hectare, Khasra No. 6 area measuring 0.0400 Hectare, Khasra No. 7 area measuring 0.0810 Hectare, Khasra No. 11 area measuring 0.1300 Hectare, Khasra No. 12 Ka area measuring 0.0120 Hectare, Khasra No. 16 area measuring 0.0770 Hectare, Khasra No. 47 area measuring 0.0920 Hectare, Khasra No. 48 area measuring 0.0700 Hectare, Khasra No. 63 area measuring 0.1170 Hectare, Khasra No. 102 area measuring 0.0650 Hectare, Khasra No. 139 Kha area measuring 0.0160 Hectare, Khasra No. 140 Kha area measuring 0.0130 Hectare & Khasra No. 141 Ka area measuring 0.0400 Hectare total area measuring 0.9380 Hectare situated in Mauza Tarlanagal, Pargana Parwadun, District Dehradun and their names were jointly recorded in Revenue Records since Fasli 1360 i.e. Year 1953.

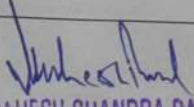
AND WHEREAS Mr. Raghuveer Singh, Mr. Satish Singh Both sons of Late Mr. Inder Singh and Mrs. Darshan Dei W/o Late Mr. Inder Singh, Mr. Darshan Singh and Mr. Dharam Singh Both S/o Mr. Pratap Singh were the joint owners and bhumidars with transferrable rights of Varg 1 (Ka) of all that land bearing Khasra No. 5 Cha area measuring 0.1850 Hectare, Khasra No. 6 area measuring 0.0400 Hectare, Khasra No. 7 area measuring 0.0810 Hectare, Khasra No. 11 area measuring 0.1300 Hectare, Khasra No. 12 Ka area measuring 0.0120 Hectare, Khasra No. 16 area measuring 0.0770 Hectare, Khasra No. 47 area measuring 0.0920 Hectare, Khasra No. 48 area measuring 0.0700 Hectare, Khasra No. 63 area measuring 0.1170 Hectare, Khasra No. 102 area measuring 0.0650 Hectare, Khasra No. 139 Kha area measuring 0.0160 Hectare, Khasra No. 140 Kha area measuring 0.0130 Hectare & Khasra No. 141 Ka area measuring 0.0400 Hectare total area measuring 0.9380 Hectare situated

mauza Tarlanagal, Pargana Parwadun, District Dehradun and their names were jointly recorded in Revenue Records since Fasli 1360 i.e. Year 1953.

D WHEREAS 1) Mr. Kaman Singh S/o Late Mr. Mehar Singh, 2) Mrs. Som Bala W/o Late Mr. Mehar Singh, 3) Mr. Virender Singh S/o Mr. Mohan Lal, 4) Mr. Lakhan Singh, 5) Mr. Hari Singh Both S/o Mr. Chandan Singh, 6) Mr. Chajju Singh, 7) Mr. Pradeep Singh Both S/o Late Mr. Shamsher Singh, 8) Mrs. Kala Devi W/o Late Mr. Shamsher Singh, 9) Mr. Mangal Singh S/o Mr. Khimmi, 10) Mr. Raghuveer Singh, 11) Mr. Prem Singh Both S/o Mr. Girdhari, 12) Mr. Sohan Singh, 13) Mr. Karan Singh, 14) Mr. Satya Singh all S/o Mr. Mohar Singh, 15) Mr. Pitamber Singh, 16) Mr. Digamber Singh Both S/o Mr. Amar Singh, 17) Mr. Vishal S/o Late Mr. Govind Singh, 18) Mrs. Maya Devi W/o Late Mr. Govind Singh for self and as mother and natural guardian for Master Ravi (Minor) S/o Late Mr. Govind Singh, 19) Mr. Bhim Singh for self and as Legal Attorney Holder for Mr. Chandan Singh and 20) Mr. Umrao Singh S/o Mr. Mangi were the joint owners and bhumidars with transferrable rights of Varg 1 (Ka) of all that land bearing Khasra No. 5 Gha area measuring 0.2210 Hectare, Khasra No. 8 area measuring 0.0530 Hectare, Khasra No. 9 area measuring 0.0490 Hectare, Khasra No. 10 area measuring 0.0690 Hectare, Khasra No. 13 area measuring 0.0850 Hectare, Khasra No. 14 area measuring 0.0450 Hectare, Khasra No. 15 area measuring 0.0100 Hectare, Khasra No. 42 Kha area measuring 0.0400 Hectare, Khasra No. 43 Ka area measuring 0.0570 Hectare, Khasra No. 44 area measuring 0.0850 Hectare, Khasra No. 45 area measuring 0.0200 Hectare, Khasra No. 50 area measuring 0.1620 Hectare total area measuring 0.9260 Hectare situated in Mauza Tarlanagal, Pargana Parwadun, District Dehradun and their names were jointly recorded in Revenue Records since Fasli 1360 i.e. Year 1953.

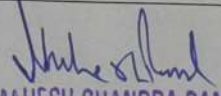
AND WHEREAS Mr. Chandan Singh S/o Late Mr. Mangi Singh had executed a General Power of Attorney in favour of his brother Mr. Bhim Singh S/o Late Mr. Mangi Singh on 01-05-1995 which is duly Notarized and Attested by Mr. G.C. Gairola, Advocate, Notary.

AND WHEREAS Mr. Raghuveer Singh S/o Mr. Girdhari had entered into an Agreement to Sell in respect of their said land on 18-07-2003 with **M/s Eric Development and Leasing Private Limited** through its authorized signatory Mr. Anand Singh Bisht S/o Mr. B.S. Bisht which is duly registered in the Office of Sub Registrar Dehradun at Book No. I Vol No. 498 at Page 558 Adfb No. I Vol No. 1311 at Pages 843 to 854 as **Document No. 4702** Registered on 18-07-2003.


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WHEREAS 1) Mr. Kaman Singh S/o Late Mr. Mehar Singh, 2) Mrs. Som Bala W/o Mr. Mehar Singh, 3) Mr. Virender Singh S/o Mr. Mohan Lal, 4) Mr. Lakhan Singh, 5) Mr. Hari Singh Both S/o Mr. Chandan Singh, 6) Mr. Chajju Singh, 7) Mr. Pradeep Singh Both S/o Late Mr. Shamsher Singh, 8) Mrs. Kala Devi W/o Late Mr. Shamsher Singh, 9) Mr. Mangal Singh S/o Mr. Khimmi, 10) Mr. Prem Singh S/o Mr. Girdhari, 11) Mr. Sohan Singh, 12) Mr. Karan Singh, 13) Mr. Satya Singh all S/o Mr. Mohar Singh, 14) Mr. Pitamber Singh, 15) Mr. Digamber Singh Both S/o Mr. Amar Singh, 16) Mr. Vishal S/o Late Mr. Govind Singh, 17) Mrs. Maya Devi W/o Late Mr. Govind Singh for self and as mother and natural guardian for Master Ravi (Minor) S/o Late Mr. Govind Singh, 18) Mr. Bhim Singh for self and as Legal Attorney Holder for Mr. Chandan Singh and 19) Mr. Umrao Singh S/o Mr. Mangi had entered into an Agreement to Sell in respect of their said land on 27-06-2003 with M/s Eric Development and Leasing Private Limited through its authorized signatory Mr. Anand Singh Bisht S/o Mr. B.S. Bisht which is duly registered in the Office of Sub Registrar Dehradun at Book No. I Vol No. 498 at Page 527 Adfb No. I Vol No. 1306 at Pages 141 to 184 as Document No. 4244 Registered on 27-06-2003.

AND WHEREAS 1) Mr. Kaman Singh S/o Late Mr. Mehar Singh, 2) Mrs. Som Bala W/o Late Mr. Mehar Singh, 3) Mr. Virender Singh S/o Mr. Mohan Lal, 4) Mr. Lakhan Singh, 5) Mr. Hari Singh Both S/o Mr. Chandan Singh, 6) Mr. Chajju Singh, 7) Mr. Pradeep Singh Both S/o Late Mr. Shamsher Singh, 8) Mrs. Kala Devi W/o Late Mr. Shamsher Singh, 9) Mr. Mangal Singh S/o Mr. Khimmi, 10) Mr. Raghuveer Singh, 11) Mr. Prem Singh Both S/o Mr. Girdhari, 12) Mr. Sohan Singh, 13) Mr. Karan Singh, 14) Mr. Satya Singh all S/o Mr. Mohar Singh, 15) Mr. Pitamber Singh, 16) Mr. Digamber Singh Both S/o Mr. Amar Singh, 17) Mr. Vishal S/o Late Mr. Govind Singh, 18) Mrs. Maya Devi W/o Late Mr. Govind Singh for self and as mother and natural guardian for Master Ravi (Minor) S/o Late Mr. Govind Singh, 19) Mr. Bhim Singh for self and as Legal Attorney Holder for Mr. Chandan Singh and 20) Mr. Umrao Singh S/o Mr. Mangi jointly sold their land bearing Khasra No. 5 Gha area measuring 0.2210 Hectare, Khasra No. 8 area measuring 0.0530 Hectare, Khasra No. 9 area measuring 0.0490 Hectare, Khasra No. 10 area measuring 0.0690 Hectare, Khasra No. 13 area measuring 0.0850 Hectare, Khasra No. 14 area measuring 0.0450 Hectare, Khasra No. 15 area measuring 0.0100 Hectare, Khasra No. 42 Kha area measuring 0.0400 Hectare, Khasra No. 43 Ka area measuring 0.0570 Hectare, Khasra No. 44 area measuring 0.0850 Hectare, Khasra No. 45 area measuring 0.0200 Hectare, Khasra No. 50


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measuring 0.1620 Hectare total area measuring 0.9260 Hectare situated in Mauza Nagal, Pargana Parwadun, District Dehradun to **M/s Eric Development and Leasing Private Limited** through its authorized signatory Mr. Anand Singh Bisht S/o Mr. B.S. Bisht by Sale Deed dated 25-08-2003 which is duly registered in the Office of Sub Registrar Dehradun at Book No. I Vol No. 498 at Page 615 Adfb No. I Vol No. 1322 Pages 125 to 140 as Document No. 5552 Registered on 25-08-2003.

AND WHEREAS Mr. Raghuveer Singh S/o Late Mr. Inder Singh has entered into an Agreement to Sell dated 03-07-2003 with **M/s Eric Development and Leasing Private Limited** through its authorized signatory Mr. Anand Singh Bisht S/o Mr. B.S. Bisht which is duly registered in the Office of Sub Registrar Dehradun at Book No. I Vol No. 498 at Page 535, Adfb No. I Vol No. 1307 at Pages 469 to 478 as **Document No. 4350** Registered on 03-07-2003.

AND WHEREAS Mr. Satish Singh S/o Late Mr. Inder Singh & Mrs. Darshan Dei W/o Late Mr. Inder Singh has entered into an Agreement to Sell dated 03-06-2003 with **M/s Eric Development and Leasing Private Limited** through its authorized signatory Mr. Anand Singh Bisht S/o Mr. B.S. Bisht which is duly registered in the Office of Sub Registrar Dehradun at Book No. I Vol No. 498 at Page 530, Adfb No. I Vol No. 1306 at Pages 583 to 606 as **Document No. 4281** Registered on 02-07-2003.

AND WHEREAS Mr. Darshan Singh and Mr. Dharam Singh Both S/o Mr. Pratap Singh and **M/s Eric Development** had entered into an Agreement to Sell dated 03-07-2003 with **Leasing Private Limited** through its authorized signatory Mr. Anand Singh Bisht S/o Mr. B.S. Bisht which is duly registered in the Office of Sub Registrar Dehradun at Book No. I Vol No. 498 at Page 536, Adfb No. I Vol No. 1309 at Pages 81 to 90 as **Document No. 4478** Registered on 08-07-2003.

AND WHEREAS Mr. Raghuveer Singh, Mr. Satish Singh Both sons of Late Mr. Inder Singh and Mrs. Darshan Dei W/o Late Mr. Inder Singh, Mr. Darshan Singh and Mr. Dharam Singh Both S/o Mr. Pratap Singh jointly sold their all that land bearing Khasra No. 5 Cha area measuring 0.1850 Hectare, Khasra No. 6 area measuring 0.0400 Hectare, Khasra No. 7 area measuring 0.0810 Hectare, Khasra No. 11 area measuring 0.1300 Hectare, Khasra No. 12 Ka area measuring 0.0120 Hectare, Khasra No. 16 area measuring 0.0770 Hectare, Khasra No. 47 area measuring 0.0920 Hectare, Khasra No. 48 area measuring 0.0700 Hectare, Khasra No. 63 area measuring 0.1170 Hectare, Khasra No. 102 area measuring 0.0650 Hectare, Khasra No.

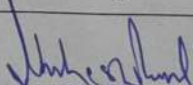
ha area measuring 0.0160 Hectare, Khasra No. 140 Kha area measuring 0.0130 Hectare
Khasra No. 141 Ka area measuring 0.0400 Hectare total area measuring 0.9380 Hectare
situated in Mauza Tarlanagal, Pargana Parwadun, District Dehradun to **M/s Eric Development
and Leasing Private Limited** through its authorized signatory Mr. Anand Singh Bisht S/o Mr.
B.S. Bisht vide Sale Deed dated 01-09-2003 which is duly registered in the Office of Sub
Registrar Dehradun at Book No. I Vol No. 498 at Page 630, Adfb No. I Vol No. 1324 at Pages
525 to 836 as **Document No. 5779** Registered on 02-09-2003.

**AND WHEREAS Mr. Faquir Singh, Mr. Darshan Singh, Mr. Balbir Singh & Mr. Umrao
Singh** all sons of Mr. Tilak Singh had entered into an Agreement to Sell with **M/s Eric
Development and Leasing Private Limited** through its authorized signatory Mr. Anand Singh
Bisht S/o Mr. B.S. Bisht which is duly registered in the Office of Sub Registrar Dehradun at
Book No. I Vol No. 498 at Page 536, Adfb No. I Vol No. 1309 at Pages 181 to 190 as
Document No. 4487 Registered on 08-07-2003

**AND WHEREAS Mr. Faquir Singh, Mr. Darshan Singh, Mr. Balbir Singh & Mr. Umrao
Singh** all sons of Mr. Tilak Singh jointly sold their said land i.e. all that land bearing Khasra
No. 19 Ka area measuring 0.0650 Hectare, Khasra No. 20 Ka area measuring 0.0530 Hectare,
Khasra No. 21 area measuring 0.0610 Hectare, Khasra No. 115 area measuring 0.0730 Hectare,
Khasra No. 139 Ga area measuring 0.016 Hectare total area measuring 0.2680 Hectare situated
in Mauza Tarlanagal, Pargana Parwadun, District Dehradun to **M/s Eric Development and
Leasing Private Limited** through its authorized signatory Mr. Anand Singh Bisht S/o Mr. B.S.
Bisht vide Sale Deed dated 04-09-2003 which is duly registered in the Office of Sub Registrar
Dehradun at Book No. I Vol No. 498 at Page 634, Adfb No. I Vol No. 1325 at Pages 503 to 512
as **Document No. 5834** Registered on 04-09-2003.

AND WHEREAS M/s Eric Development through its authorized representative/attorney Mr.
Yash Chaudhary S/o Late Mr. Chaudhary Mahender Kumar had entered into an Agreement to
Sell in respect to its said land on 21-09-2007 with **M/s Jyotsana Lamps Cap Private Limited**
through its authorized representative Mr. Sandeep Srivastav which is duly registered in the
Office of Sub Registrar Dehradun at Book No. I Vol No. 2097 at Pages 197 to 326 as
Document No. 8746 Registered on 22-09-2007.

AND WHEREAS M/s Eric Development and Leasing Private Limited through its
authorized representative/attorney Mr. Yash Chaudhary S/o Late Mr. Chaudhary Mahender
Kumar sold its land bearing Khasra No. 8 area measuring 0.0530 Hectare, Khasra No. 9 area


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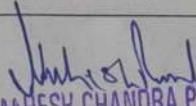
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measuring 0.0490 Hectare, Khasra No. 10 area measuring 0.0690 Hectare, Khasra No. 13 area measuring 0.0850 Hectare, Khasra No. 14 area measuring 0.0450 Hectare, Khasra No. 15 area measuring 0.0100 Hectare, Khasra No. 43 Ka area measuring 0.0570 Hectare, Khasra No. 44 a measuring 0.0850 Hectare, Khasra No. 6 area measuring 0.0400 Hectare, Khasra No. 7 ea measuring 0.0810 Hectare, Khasra No. 11 area measuring 0.1300 Hectare, Khasra No. 16 rea measuring 0.0770 Hectare, Khasra No. 19 Ka area measuring 0.0650 Hectare, Khasra No. 20 Ka area measuring 0.0530 Hectare along with more land situated in Mauza Tarlanagal, Pargana Parwadun, District Dehradun sold to **M/s Jyotsana Lamps Cap Private Limited** through its authorized representative Mr. Ajay Vikram Singh S/o Mr. Lokpal Singh vide Sale Deed dated 13-09-2008 which is duly registered in the Office of Sub Registrar Dehradun at Book No. I Vol No. 2518 at Pages 183 to 280 as Document No. 5165 Registered on 18-09-2008.

AND WHEREAS **M/s Eric Development and Leasing Private Limited** through its authorized representative/attorney Mr. Yash Chaudhary S/o Late Mr. Chaudhary Mahender Kumar executed a Correction Deed in respect to Sale Deed dated 13-09-2008 bearing Document No. 5165 in favour of **M/s Jyotsana Lamps Cap Private Limited** through its authorized representative Mr. Sandeep Shrivastav S/o Mr. Sharda Prasad Shrivastav on 08-03-2010, which is duly registered in the Office of Sub Registrar Dehradun at Book No. I Vol No. 3216 at Pages 259 to 268 as **Document No. 1855** Registered on 08-03-2010 whereby the wrongly mentioned Khasra No. 42 Kha was corrected and amended to 42 Ka and likewise wrongly mentioned Khasra No. 41 Gha was corrected and amended to 41 Ga therein after its name was recorded in Revenue Records vide Order of Tehsildar Dehradun dated 05-08-2010 passed in Mutation Case No. 2652/2010 in proceedings u/s 34 L.R. Act.

AND WHEREAS 1) Mr. Ramesh Singh S/o Mr. Balli, 2) Mr. Narayan Singh, 3) Mr. Govind Singh, 4) Mr. Shamsher Singh, 5) Mr. Kunwar Singh all sons of Mr. Bhagwan Singh & Mrs. Manohri Devi W/o Late Mr. Manglu Singh were the joint owners and bhumidars with transferrable rights of Varg 1 (Ka) of all that land bearing Khasra No. 24 area measuring 0.1340 Hectare, Khasra No. 25 area measuring 0.0400 Hectare, Khasra No. 34 Ka area measuring 0.0350 Hectare, Khasra No. 35 Ka area measuring 0.0300 Hectare along with more land situated in Mauza Tarlanagal, Pargana Parwadun, District Dehradun, their names were jointly recorded in revenue records since fasli year 1360 i.e. 1953.

AND WHEREAS 1) Mr. Ramesh Singh S/o Mr. Balli, 2) Mr. Narayan Singh, 3) Mr.


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Advocate
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d Singh, 4) Mr. Shamsher Singh, 5) Mr. Kunwar Singh all sons of Mr. Bhagwan Singh & Mrs. Manohri Devi W/o Late Mr. Manglu Singh jointly executed a Power of Attorney in respect to their share in the said land bearing Khasra No. 25 area measuring 0.0400 Hectare, Khasra No. 34 Ka area measuring 0.0350 Hectare, Khasra No. 35 Ka area measuring 0.0300 Hectare along with more land situated in Mauza Tarlanagal, Pargana Parwadun, District Dehradun in favour of Mr. Umesh Sharma S/o Mr. M.L. Sharma on 24-06-2003 which is duly registered in the Office of Sub Registrar Dehradun at Book No. IV Vol No. 109 at Pages 126 Adfb No. IV Vol No.148 at Pages 281 to 288 as Document No. 1225 Registered on 24-06-2003.

AND WHEREAS 1) Mr. Ramesh Singh S/o Mr. Balli, 2) Mr. Narayan Singh, 3) Mr. Govind Singh, 4) Mr. Shamsher Singh, 5) Mr. Kunwar Singh all sons of Mr. Bhagwan Singh & Mrs. Manohri Devi W/o Late Mr. Manglu Singh jointly executed a Power of Attorney in respect to their share in the said land bearing Khasra No. 24 area measuring 0.1340 Hectare along with more land situated in Mauza Tarlanagal, Pargana Parwadun, District Dehradun in favour of Mr. Umesh Sharma S/o Mr. M.L. Sharma on 24-06-2003 which is duly registered in the Office of Sub Registrar Dehradun at Book No. IV Vol No. 109 at Pages 126 Adfb No. IV Vol No.148 at Pages 289 to 296 as Document No. 1226 Registered on 24-06-2003.

AND WHEREAS 1) Mr. Ramesh Singh S/o Mr. Balli, 2) Mr. Narayan Singh, 3) Mr. Govind Singh, 4) Mr. Shamsher Singh, 5) Mr. Kunwar Singh all sons of Mr. Bhagwan Singh & Mrs. Manohri Devi W/o Late Mr. Manglu Singh through their Legal Power of Attorney Holder Mr. Umesh Sharma S/o Mr. M.L. Sharma sold the said land bearing Khasra No. 24 area measuring 0.1340 Hectare, Khasra No. 25 area measuring 0.0400 Hectare, Khasra No. 34 Ka area measuring 0.0350 Hectare, Khasra No. 35 Ka area measuring 0.0300 Hectare along with more land situated in Mauza Tarlanagal, Pargana Parwadun, District Dehradun to M/s Filmore Leasing & Development Private Limited through its authorized signatory Mr. Anand Singh Bisht S/o Mr. B.S. Bisht vide Sale Deed dated 09-09-2003 which is duly registered in the Office of Sub Registrar Dehradun at Book No. I Vol No. 498 at Page 650 Adfb No. I Vol No. 1328 at Pages 369 to 378 as Document No. 6082 Registered on 09-09-2003.

AND WHEREAS M/s Filmore Leasing & Development Private Limited through its authorized signatory/representative Mr. Yash Chaudhary S/o Late Chaudhary Mahender Kumar had entered into an Agreement to Sell in respect to its said land on 21-09-2007 with M/s

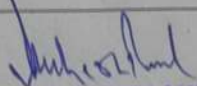

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aa Lamps Cap Private Limited through its authorized representative Mr. Sandeep Srivastav S/o Mr. Sharda Prasad Shrivastav which is duly registered in the Office of Sub Registrar Dehradun at Book No. I Vol No. 2097 at Pages 163 to 196 as Document No. 8745 registered on 22-09-2007.

D WHEREAS M/s Filmore Leasing & Development Private Limited through its authorized signatory/representative Mr. Yash Chaudhary S/o Late Chaudhary Mahender Kumar sold its land bearing Khasra No. 24 area measuring 0.1340 Hectare, Khasra No. 25 area measuring 0.0400 Hectare, Khasra No. 34 Ka area measuring 0.0350 Hectare, Khasra No. 35 Ka area measuring 0.0300 Hectare along with more land situated in Mauza Tarlanagal, Pargana Parwadun, District Dehradun to M/s Jyotsana Lamps Cap Private Limited through its authorized representative Mr. Ajay Vikram Singh S/o Mr. Lokpal Singh vide Sale Deed dated 18-09-2008 which is duly registered in the Office of Sub Registrar Dehradun at Book No. I Vol No. 2518 at Pages 373 to 420 as Document No. 5167 Registered on 18-09-2008.

AND WHEREAS M/s Filmore Leasing & Development Private Limited through its authorized signatory/representative Mr. Yash Chaudhary S/o Late Chaudhary Mahender Kumar executed a Correction Deed in respect to Sale Deed dated 18-09-2008 Document No. 5167 in favour of M/s Jyotsana Lamps Cap Private Limited through its authorized representative Mr. Sandeep Srivastav S/o Mr. Sharda Prasad Srivastav on 05-02-2010 duly registered in the Office of Sub Registrar Dehradun at Book No. I Vol No. 3216 at Pages 249 to 258 as Document No. 1854 Registered on 09-03-2010, whereby the wrongly mentioned Khasra No. 5 Tha was corrected and amended to 5 Dha, thereafter its name was recorded in revenue records vide Order of Tehsildar Dehradun dated 05-08-2010 passed in Mutation Case No. 2742/10 in proceedings u/s 34 L.R. Act.

AND WHEREAS M/s Jyotsana Lamps Cap Private Limited filed an application in the Court of Sub Divisional Magistrate First Class Dehradun as Suit No. 13/2010-11 M/s Jyotsana Lamps Cap Private Limited vs Gram Sabha Tarlanagal u/s 161 of the U.P. Z.A. Act, wherein Order dated 02-08-2011, land bearing Khasra No. 19 Kha area measuring 0.0090 Hectare, Khasra No. 20 Kha area measuring 0.0100 Hectare, Khasra No. 27 Kha area measuring 0.0100 Hectare, Khasra No. 28 Kha area measuring 0.0100 Hectare, Khasra No. 34 Kha area measuring 0.0200 Hectare, Khasra No. 35 Kha area measuring 0.0200 Hectare, Khasra No. 41 Kha area measuring 0.0370 Hectare, Khasra No. 42 Kha area measuring 0.0200 Hectare, Khasra No. 43 Kha area measuring 0.0200 Hectare, Khasra No. 45 Kha area measuring 0.0250


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re situated in Mauza Tarlanagal, Pargana Parwadun, District Dehradun was recorded in the name of M/s Jyotsana Lamps Cap Private Limited and its name was recorded in Revenue records.

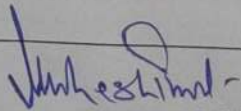
D WHEREAS the 1) Mrs. Rakhi Mittal & 2) Mr. Rajpal Walia became the absolute owner of all that open plot of land without any constructions thereupon bearing Khasra No. 5 Ka area measuring 50 Sq. Mtrs, Khasra No. 6 area measuring 400 Sq. Mtrs, Khasra No. 7 area measuring 810 Sq. Mtrs, Khasra No. 8 area measuring 331.4 Sq. Mtrs, Khasra No. 9 area measuring 335.5 Sq. Mtrs, Khasra No. 10 area measuring 505.8 Sq. Mtrs, Khasra No. 11 area measuring 1300 Sq. Mtrs, Khasra No. 13 area measuring 676.3 Sq. Mtrs, Khasra No. 14 area measuring 184 Sq. Mtrs, Khasra No. 16 area measuring 554.2 Sq. Mtrs, Khasra No. 17 area measuring 579.8 Sq. Mtrs, Khasra No. 18 area measuring 389 Sq. Mtrs, Khasra No. 19 Ka area measuring 650 Sq. Mtrs, Khasra No. 19 Kha area measuring 90 Sq. Mtrs, Khasra No. 20 Ka area measuring 530 Sq. Mtrs, Khasra No. 20 Kha area measuring 100 Sq. Mtrs, Khasra No. 21 area measuring 610 Sq. Mtrs, Khasra No. 22 area measuring 610 Sq. Mtrs, Khasra No. 23 area measuring 400 Sq. Mtrs, Khasra No. 24 area measuring 50 Sq. Mtrs, Khasra No. 26 area measuring 150 Sq. Mtrs, Khasra No. 27 Ka area measuring 50 Sq. Mtrs, Khasra No. 27 Kha area measuring 100 Sq. Mtrs, Khasra No. 28 Kha area measuring 49 Sq. Mtrs and Khasra No. 29 area measuring 49 Sq. Mtrs, total land area measuring 9554 Sq. Mtrs or 0.9554 Hectare situated in Mauza Tarlanagal, Pargana Parwadun, District Dehradun having purchased the same from M/s Jyotsna Lamps Caps (P) Limited having its Regd. Office at Doon Callisto Village, Tarlanagal, Dehradun through its authorized signatory and Director Mr. Yash Chowdhary S/o Mr. Mahendra Kumar Chowdhary R/o STA-1101, Sun Tower "A", Shipra Sun City, Indirapuram Ghaziabad vide Sale Deed dated 27th February 2015 which is duly registered in the Office of Sub Registrar-IV, Dehradun at Book No. I Vol No. 1659 at Pages 189 to 230 as Document No. 1845 Registered on 27th February 2015 and the name of the Seller was duly mutated in the Revenue Records.

AND WHEREAS the 1) Mrs. Rakhi Mittal & 2) Mr. Rajpal Walia also became the absolute owner of all that open plot of land without any constructions thereupon bearing Khasra No. 12 Ka area measuring 120 Sq. Mtrs, Khasra No. 12 Kha area measuring 100 Sq. Mtrs, total land area measuring 220 Sq. Mtrs or 0.0220 Hectare situated in Mauza Tarlanagal, Pargana Parwadun, District Dehradun having purchased the same from M/s Jyotsna Lamps Caps (P)

ted having its Regd Office at Doon Callisto Village, Tarlanagal, Dehradun through its
orized signatory and Director Mr. Yash Chowdhary S/o Mr. Mahendra Kumar Chowdhary
STA-1101, Sun Tower "A", Shipra Sun City, Indirapuram Ghaziabad vide Sale Deed dated
February 2015 which is duly registered in the Office of Sub Registrar-IV, Dehradun at
Book No. 1 Vol No. 1659 at Pages 137 to 158 as Document No. 1843 Registered on 27th
February 2015 and the name of the Seller is duly mutated in the Revenue Records.

AND WHEREAS the 1) Mrs. Rakhi Mittal & 2) Mr. Rajpal Walia have got a Plan
Sanctioned from Mussoorie Dehradun Development Authority (M.D.D.A) of Canyon Assembly
building Plan sanctioned vide Sanction Plan No. C-0140/15-16 dated 23rd February 2016 on the
entire plot of land bearing Khasra No. 5 Cha area measuring 50 Sq. Mtrs, Khasra No. 6 area
measuring 400 Sq. Mtrs, Khasra No. 7 area measuring 810 Sq. Mtrs, Khasra No. 8 area
measuring 331.4 Sq. Mtrs, Khasra No. 9 area measuring 335.5 Sq. Mtrs, Khasra No. 10 area
measuring 505.8 Sq. Mtrs, Khasra No. 11 area measuring 1300 Sq. Mtrs, Khasra No. 13 area
measuring 676.3 Sq. Mtrs, Khasra No. 14 area measuring 184 Sq. Mtrs, Khasra No. 16 area
measuring 554.2 Sq. Mtrs, Khasra No. 17 area measuring 579.8 Sq. Mtrs, Khasra No. 18 area
measuring 389 Sq. Mtrs, Khasra No. 19 Ka area measuring 650 Sq. Mtrs, Khasra No. 19 Kha
area measuring 90 Sq. Mtrs, Khasra No. 20 Ka area measuring 530 Sq. Mtrs, Khasra No. 20
Kha area measuring 100 Sq. Mtrs, Khasra No. 21 area measuring 610 Sq. Mtrs, Khasra No. 22
area measuring 610 Sq. Mtrs, Khasra No. 23 area measuring 400 Sq. Mtrs, Khasra No. 24 area
measuring 50 Sq. Mtrs, Khasra No. 26 area measuring 150 Sq. Mtrs, Khasra No. 27 Ka area
measuring 50 Sq. Mtrs, Khasra No. 27 Kha area measuring 100 Sq. Mtrs, Khasra No. 28 Kha
area measuring 49 Sq. Mtrs and Khasra No. 29 area measuring 49 Sq. Mtrs, total land area
measuring 9554 Sq. Mtrs or 0.9554 Hectare situated in Mauza Tarlanagal, Pargana Parwadun,
District Dehradun.

AND WHEREAS M/s Jyotsna Lamps Caps (P) Limited having its Regd Office at Doon
Callisto Village, Tarlanagal, Dehradun through its authorized signatory and Director Mr. Harish
Singh S/o Mr. Mahabir Singh had executed a Correction Deed dated 15-10-2015 in respect to
Sale Deed dated 27-02-2015 Document No. 1845 in favour of 1) Mrs. Rakhi Mittal & 2) Mr.
Rajpal Walia wherein few corrections were made in the Sale Deed dated 27-02-2015 and the
said Correction Deed is duly registered in the Office of Sub Registrar Dehradun-IV at Book No.
1 Vol No. 2235, at Pages 170 to 183 as Document No. 10025 Registered on 19th October 2015.

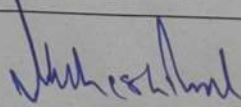

MAHESH CHANDRA PANT
Advocate

Reg. No. UK-358/05

WHEREAS the 1) Mrs. Rakhi Mittal W/o Mr. Deepak Mittal D/o Mr. Rajender Singh R/o House No. 8, Brook & Woods Enclave, 169/2 Rajpur Road, Dehradun & 2) Mr. Rajpal Walia S/o Late Mr. Chuttan Lal R/o 48-B, Race Course, Dehradun had entered into an Agreement to Sell dated 24th July 2019 with 1) Mr. Keshav Soin S/o Mr. Kewal Krishan R/o House No. 212, Rajpur Road, Dehradun & 2) Mr. Iqbal Wasu S/o Mr. S Wasu R/o , Curzon (Nehru) Road, Dehradun for sale of ALL THAT open plot of land without any constructions thereupon bearing Khasra No. 5 Cha (७) area measuring 0.0050 Hectare or 50 Sq. Mtrs, Khasra No. 6 area measuring 0.0400 Hectare or 400 Sq. Mtrs, Khasra No. 7 area measuring 0.0810 Hectare or 810 Sq. Mtrs, Khasra No. 8 area measuring 0.03314 Hectare or 331.4 Sq. Mtrs, Khasra No. 23 area measuring 0.0400 Hectare or 400 Sq. Mtrs, Khasra No. 24 area measuring 0.0050 Hectare or 50 Sq. Mtrs & Khasra No. 26 area measuring 0.0150 Hectare or 150 Sq. Mtrs, total land area measuring 0.21914 Hectare or 2191.40 Sq. Mtrs or 2621 Sq. Yards situated in Mauza Tarlanagal, Pargana Parwadun District Dehradun and the said Agreement to Sell is duly registered in the Office of Sub Registrar-I, Dehradun at Book No. I Vol No. 7772 at Pages 89 to 152 as Document No. 3062 Registered on 26th July 2019.

AND WHEREAS the 1) Mrs. Rakhi Mittal through Attorney Mr. Deepak Mittal (duly appointed vide POA dated 1st August 2019 which is duly registered in the Office of Sub Registrar-III, Dehradun at Book No. IV, Vol No. 228 at Pages 53 to 72 as Document No. 871 Registered on 1st August 2019) & 2) Mr. Rajpal Walia had entered into an Agreement for Extension of Time Period dated 13th day of August 2019 with 1) Mr. Keshav Soin & 2) Mr. Iqbal Wasu wherein the time period mentioned in Agreement to Sell dated 24th July 2019 duly registered in the Office of Sub Registrar-I, Dehradun at Book No. I Vol No. 7772 at Pages 89 to 152 as Document No. 3062 Registered on 26th July 2019 was extended from 16th August 2019 to 31st October 2019 and the said Agreement for Extension of Time Period dated 13th day of August 2019 is duly registered in the Office of Sub Registrar-I, Dehradun at Book No. I Vol No. 7786 at Pages 303 to 324 as Document No. 3286 Registered on 16th August 2019.

AND WHEREAS Mr. Keshav Soin together with Iqbal Wasu purchased ALL THAT open plot of land without any constructions thereupon bearing Khasra No. 5 Cha (७) area measuring 0.0050 Hectare or 50 Sq. Mtrs, Khasra No. 6 area measuring 0.0400 Hectare or 400 Sq. Mtrs, Khasra No. 7 area measuring 0.0810 Hectare or 810 Sq. Mtrs, Khasra No. 8 area measuring


MAHESH CHANDRA PANT
Advocate

Reg. No. UK-35815

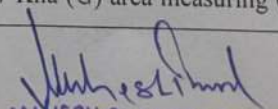
4 Hectare or 331.4 Sq. Mtrs, Khasra No. 23 area measuring 0.0400 Hectare or 400 Sq. Mtrs, Khasra No. 24 area measuring 0.0050 Hectare or 50 Sq. Mtrs & Khasra No. 26 area measuring 0.0150 Hectare or 150 Sq. Mtrs, total land area measuring 0.21914 Hectare or 2191.40 Sq. Mtrs or 2621 Sq. Yards situated in Mauza Tarlanagal, Pargana Parwadun District Dehradun from 1) **Mrs. Rakhi Mittal** through Attorney **Mr. Deepak Mittal** (duly appointed by POA dated 1st August 2019 which is duly registered in the Office of Sub Registrar-III, Dehradun at Book No. IV, Vol No. 228 at Pages 53 to 72 as Document No. 871 Registered on 1st August 2019) & 2) **Mr. Rajpal Walia**, vide sale deed 15th November 2019 duly registered in the Office of Sub Registrar-I, Dehradun at Book No. I Vol No. 7860 at Pages 1 to 92 as Document No. 4404 Registered on 15th November 2019.

AND WHEREAS the 1) Mrs. Rakhi Mittal W/o Mr. Deepak Mittal D/o Mr. Rajender Singh Tariyal R/o House No. 8, Brook & Woods Enclave, 169/2 Rajpur Road, Dehradun & 2) Mr. Rajpal Walia S/o Late Mr. Chuttan Lal R/o 48-B, Race Course, Dehradun had entered into an Agreement to Sell dated 24th July 2019 with 1) Mr. Keshav Soin S/o Mr. Kewal Krishan Soin R/o House No. 212, Rajpur Road, Dehradun & 2) Mr. Iqbal Wasu S/o Mr. S Wasu R/o 2/1, Curzon (Nehru) Road, Dehradun for sale of ALL THAT land bearing Khasra No. 9 area measuring 0.03355 Hectare or 335.5 Sq. Mtrs, Khasra No. 10 area measuring 0.05058 Hectare or 505.8 Sq. Mtrs, Khasra No. 11 area measuring 0.1300 Hectare or 1300 Sq. Mtrs, Khasra No. 12 Ka (फ) area measuring 0.0120 Hectare or 120 Sq. Mtrs, Khasra No. 12 Kha (ख) area measuring 0.0100 Hectare or 100 Sq. Mtrs Khasra No. 13 area measuring 0.06763 Hectare or 676.3 Sq. Mtrs, Khasra No. 14 area measuring 0.01840 Hectare or 184 Sq. Mtrs, Khasra No. 16 area measuring 0.05542 Hectare or 554.2 Sq. Mtrs, Khasra No. 17 area measuring 0.05798 Hectare or 579.8 Sq. Mtrs, Khasra No. 18 area measuring 0.03890 Hectare or 389 Sq. Mtrs, Khasra No. 19 Ka (फ) area measuring 0.06500 Hectare or 650 Sq. Mtrs, Khasra No. 19 Kha (ख) area measuring 0.0090 Hectare or 90 Sq. Mtrs, Khasra No. 20 Ka (फ) area measuring 0.0530 Hectare or 530 Sq. Mtrs, Khasra No. 20 Kha (ख) area measuring 0.0100 Hectare or 100 Sq. Mtrs, Khasra No. 21 area measuring 0.0610 Hectare or 610 Sq. Mtrs, Khasra No. 22 area measuring 0.0610 Hectare or 610 Sq. Mtrs, Khasra No. 27 Ka (फ) area measuring 0.0050 Hectare or 50 Sq. Mtrs, Khasra No. 27 Kha (ख) area measuring 0.0100 Hectare or 100 Sq. Mtrs, Khasra No. 28 Kha (ख) area measuring 0.0049 Hectare or 49 Sq. Mtrs and Khasra No. 29

measuring 0.0049 Hectare or 49 Sq. Mtrs, total land area measuring 7582.60 Sq. Mtrs or 8260 Hectare or 9069 Sq. Yards along with constructions thereupon having covered area measuring 95 Sq. Mtrs situated in Mauza Tarlanagal, Pargana Parwadun, District Dehradun and said Agreement to Sell is duly registered in the Office of Sub Registrar-I, Dehradun at Book No. I Vol No. 7772 at Pages 153 to 216 as Document No. 3063 Registered on 26th July 2019.

AND WHEREAS the 1) Mrs. Rakhi Mittal through Attorney Mr. Deepak Mittal (duly appointed vide POA dated 1st August 2019 which is duly registered in the Office of Sub Registrar-III, Dehradun at Book No. IV, Vol No. 228 at Pages 53 to 72 as Document No. 871 Registered on 1st August 2019) & 2) Mr. Rajpal Walia had entered into an Agreement for Extension of Time Period dated 13th day of August 2019 with 1) Mr. Keshav Soin & 2) Mr. Iqbal Wasu wherein the time period mentioned in Agreement to Sell dated 24th July 2019 duly registered in the Office of Sub Registrar-I, Dehradun at Book No. I Vol No. 7772 at Pages 153 to 216 as Document No. 3063 Registered on 26th July 2019 was extended from 16th August 2019 to 31st October 2019 and the said Agreement for Extension of Time Period dated 13th day of August 2019 is duly registered in the Office of Sub Registrar-I, Dehradun at Book No. I Vol No. 7786 at Pages 325 to 346 as Document No. 3287 Registered on 16th August 2019.

AND WHEREAS Mr. Keshav Soin together with Iqbal Wasu purchased ALL THAT land bearing Khasra No. 9 area measuring 0.03355 Hectare or 335.5 Sq. Mtrs, Khasra No. 10 area measuring 0.05058 Hectare or 505.8 Sq. Mtrs, Khasra No. 11 area measuring 0.1300 Hectare or 1300 Sq. Mtrs, Khasra No. 12 Ka (क) area measuring 0.0120 Hectare or 120 Sq. Mtrs, Khasra No. 12 Kha (ख) area measuring 0.0100 Hectare or 100 Sq. Mtrs Khasra No. 13 area measuring 0.06763 Hectare or 676.3 Sq. Mtrs, Khasra No. 14 area measuring 0.01840 Hectare or 184 Sq. Mtrs, Khasra No. 16 area measuring 0.05542 Hectare or 554.2 Sq. Mtrs, Khasra No. 17 area measuring 0.05798 Hectare or 579.8 Sq. Mtrs, Khasra No. 18 area measuring 0.03890 Hectare or 389 Sq. Mtrs, Khasra No. 19 Ka (क) area measuring 0.06500 Hectare or 650 Sq. Mtrs, Khasra No. 19 Kha (ख) area measuring 0.0090 Hectare or 90 Sq. Mtrs, Khasra No. 20 Ka (क) area measuring 0.0530 Hectare or 530 Sq. Mtrs, Khasra No. 20 Kha (ख) area measuring 0.0100 Hectare or 100 Sq. Mtrs, Khasra No. 21 area measuring 0.0610 Hectare or 610 Sq. Mtrs, Khasra No. 22 area measuring 0.0610 Hectare or 610 Sq. Mtrs, Khasra No. 27 Ka (क) area measuring 0.0050 Hectare or 50 Sq. Mtrs, Khasra No. 27 Kha (ख) area measuring 0.0100 Hectare or 100


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Advocate

rs, Khasra No. 28 Kha (ख) area measuring 0.0049 Hectare or 49 Sq. Mtrs and Khasra No. 29 area measuring 0.0049 Hectare or 49 Sq. Mtrs, total land area measuring 7582.60 Sq. Mtrs or 0.758260 Hectare or 9069 Sq. Yards along with constructions thereupon having covered area measuring 95 Sq. Mtrs situated in Mauza Tarlanagal, Pargana Parwadun, District Dehradun from 1) **Mrs. Rakhi Mittal** through Attorney **Mr. Deepak Mittal** (duly appointed by POA dated 1st August 2019 which is duly registered in the Office of Sub Registrar-III, Dehradun at Book No. IV, Vol No. 228 at Pages 53 to 72 as Document No. 871 Registered on 1st August 2019) & 2) **Mr. Rajpal Walia**, vide sale deed 15th November 2019 duly registered in the Office of Sub Registrar-I, Dehradun at Book No. I Vol No. 7860 at Pages 93 to 188 as Document No. 4405 Registered on 15th November 2019.

AND WHEREAS the thereafter **Mr. Iqbal Wasu** sold his $\frac{1}{2}$ undivided and undefined share to **Mr. Keshav Soin**, vide two different sale deeds dated 13th May 2020 first sale deed duly registered in the Office of Sub Registrar-I, Dehradun at Book No. I Vol No. 7964 at Pages 165 to 236 as Document No. 933 Registered on 13th May 2020 and second sale deed duly registered in the Office of Sub Registrar-I, Dehradun at Book No. I Vol No. 7964 at Pages 101 to 164 as Document No. 932 Registered on 13th May 2020.

AND WHEREAS **Mr. Keshav Soin** S/o **Mr. Kewal Krishan Soin** R/o House No. 212, Rajpur Road, Dehradun sold ALL THAT open plot of land bearing Khasra No. 5 Cha (छ) area measuring 0.0050 Hectare or 50 Sq. Mtrs, Khasra No. 6 area measuring 0.0400 Hectare or 400 Sq. Mtrs, Khasra No. 7 area measuring 0.0810 Hectare or 810 Sq. Mtrs, Khasra No. 8 area measuring 0.03314 Hectare or 331.4 Sq. Mtrs, Khasra No. 9 area measuring 0.03355 Hectare or 335.5 Sq. Mtrs, Khasra No. 10 area measuring 0.05058 Hectare or 505.8 Sq. Mtrs, Khasra No. 11 area measuring 0.1300 Hectare or 1300 Sq. Mtrs, Khasra No. 13 area measuring 0.06763 Hectare or 676.3 Sq. Mtrs, Khasra No. 14 area measuring 0.01840 Hectare or 184 Sq. Mtrs, Khasra No. 16 area measuring 0.05542 Hectare or 554.2 Sq. Mtrs, Khasra No. 17 area measuring 0.05798 Hectare or 579.8 Sq. Mtrs, Khasra No. 18 area measuring 0.03890 Hectare or 389 Sq. Mtrs, Khasra No. 19 Ka (क) area measuring 0.06500 Hectare or 650 Sq. Mtrs, Khasra No. 19 Kha (ख) area measuring 0.0090 Hectare or 90 Sq. Mtrs, Khasra No. 20 Ka (क) area measuring 0.0530 Hectare or 530 Sq. Mtrs, Khasra No. 20 Kha (ख) area measuring 0.0100 Hectare or 100 Sq. Mtrs, Khasra No. 21 area measuring 0.0610 Hectare or 610 Sq. Mtrs, Khasra

area measuring 0.0610 Hectare or 610 Sq. Mtrs, Khasra No. 23 area measuring 0.0400 Hectare or 400 Sq. Mtrs, Khasra No. 24 area measuring 0.0050 Hectare or 50 Sq. Mtrs & Khasra No. 26 area measuring 0.0150 Hectare or 150 Sq. Mtrs Khasra No. 27 Ka (क) area measuring 0.0050 Hectare or 50 Sq. Mtrs, Khasra No. 27 Kha (ख) area measuring 0.0100 Hectare or 100 Sq. Mtrs, Khasra No. 28 Kha (ख) area measuring 0.0049 Hectare or 49 Sq. Mtrs and Khasra No. 29 area measuring 0.0049 Hectare or 49 Sq. Mtrs, total land area measuring 554 sq. meters, along with constructions thereupon having covered area measuring 95 Sq. Mtrs situated in Mauza Tarlanagal, Pargana Parwadun, District Dehradun to M/S AVENUE COMMERCIAL PVT LTD., (PAN No.AAGCA6025L) a company duly incorporated under the Companies Act having its Registered office at Khasra No. 96,97,98 Village Niranjanpur, Near Hotel Sun Park Inn., ITBP Road, Pargana Central Doon, Distt. Dehradun through its Director/ Authorized Signatory **MR. SUMIT GUPTA** (Aadhar No.9689 7193 3756) son of Mr. Ganesh Gupta resident of C-12, Green Park, Ballupur Chowk, Dehradun (duly authorized vide Board Resolution dt.02.04.2022) vide sale deed 06th May 2022 duly registered in the Office of Sub Registrar-II, Dehradun at Book No. I Vol . 7842 at Pages 339 to 400 as Document No. 2927 Registered on 06th May 2022.

After purchased the above lands/Properties the name of M/s Avenue Commercial Private Limited has been duly mutated in revenue records.

AND WHEREAS MDDA, Dehradun has got a map sanctioned in the above property vide map no.C-0140/2015-2016 and further renewed vide map no.R-0178/2023-2024 thereafter M/s Avenue Commercial Private Limited further revised It's map vide File no. MDDA/NE/AA/0129/23-24 dated 05-12-2023 for the construction of group housing Project in the name and style of "JEWEL SIGNATURE".

So on perusal of record and inspection made in the office of the Sub Registrar, Dehradun and revenue records do hereby certify that the said property is free from all sort of encumbrances etc. and M/s Avenue Commercial Private Limited holding a clear and marketable title with absolute transferable rights over the said property subject.

Provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 are applicable to the present property

B	Wherever Minor's interest or other clog on	No Minor's interest involve
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		title is involved, search should be made for a further period, depending on the need for clearance of such clog dn the Title.	
		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.	N.A
1	A	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.)	Absolute owner
		If Ownership Rights,	
	A	Details of the Conveyance Documents	Sale Deed
	B	Whether the document is properly stamped.	Yes
	C	Whether the document is properly registered.	Yes
		If leasehold, whether;	No.
	A	The Lease Deed is duly stamped and Registered	N.A
	B	The 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
	F	Right to get renewal of the leasehold rights and nature there of.	N.A
		If Govt. grant/ allotment/Lease-cum/ Sale Agreement I Occupancy/ Inam Holder/ Allottee etc, whether;	No
	A	grant/ agreement etc. provides for alienable	N.A
		rights to the mortgagor with or without conditions?	N.A
	B	the mortgagor is competent to create chargeon such property?	N.A
	C	any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	N.A

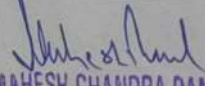
	If occupancy right, whether;	No
A	Such right is heritable and transferable,	N.A
B	Mortgage can be created.	N.A
	Has the property been transferred by way of Gift/Settlement Deed	No
A	The Gift/Settlement Deed is duly stamped and registered;	N.A
B	The Gift/Settlement Deed has been attested by two witnesses;	N.A
D	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	N.A
E	The Gift/Settlement Deed transfers the property to Donee;	N.A
F	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	N.A
G	Whether the Donee is in possession of the gifted property?	N.A
H	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	N.A
I	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N.A
13	Has the property been transferred by way of partition / family settlement deed	No
A	whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage	N.A
B	Whether mutation has been effected	N.A
C	Whether the mortgagor is in possession and. enjoyment of his share	N.A
D	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon	N.A
E	In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with	N.A
F	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions	N.A

	to be taken for avoiding multiple mortgages?	
	Whether the title documents include any. testamentary documents /wills?	No
A	In case of wills, whether the will is registered will or unregistered will?	N.A
B	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A
C	Whether the property is mutated on the basis of will?	N.A
D	Whether the original will is available?	N.A
E	Whether the original death certificate of the.. testator is available?	N.A
F	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/ Original title deeds are to be explained.	N.A
15	Whether the property is subject to any wakf rights / belongs to church / temple or any religious / other institutions	No
A	any restriction in creation of charges on such properties?	N.A
B	Precautions/ p rmissions, if any in respect of the above cases for creation of mortgage?	N.A
16	A Where the property is a HUF/joint family property?	No
B	Whether mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/ join in execution, minor's share if any, rights of female members etc.	N.A
C	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N.A
17	A Whether the property belongs to any trust or is subject to the rights of any trust?	No
B	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	N.A

		If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	N.A
	D	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N.A
		Is the property an Agricultural land	No
	A	whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	N.A
	B	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N.A
	C	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	No, property is not an agriculture land. MDDA approved a Residential building plan over the same
19	A	Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation / mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations Environmental Clearance, etc.)?	No
	B	Additional aspects relevant for investigation of title as per local laws..	N.A
20	A	Whether the property is subject to any pending or proposed land acquisition proceedings?	No, (an affidavit is also given by builder regarding the same)
	B	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	On oral query no proceeding pending (an affidavit is also given by builder regarding the same)
21	A	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	As per affidavit of builder there is no litigation regarding the said property in any court or tribunal (an affidavit is also given by builder regarding the same)
	B	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A
	C	Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in	No

		respect of the property in question? In such case please comment on such seal/marking?	
A		In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	N.A.
B		Property belonging to partner(s), whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	N.A.
C		Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	N.A.
23	A	Whether the property belongs to a Limited Company, check the Board resolution, authorisation to create mortgage/ execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Yes Company is not availing any financial assistance from the Bank only Project is going to be approved and Registration of any prior charges with the Company Registrar can be verified with C.A.
	B/1	Whether the property (to be mortgaged) is purchased by the above Company- from any other Company or Limited Liability Partnership (LLP) firm ? Yes/ No.	No
	B/2	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company/ LLP (seller) and the vendee company (purchaser) ?	N.A.
		and the vendee company (purchaser) ?	N.A.
	B/3	Whether the above search of charges reveals -1 any prior charges/ encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ?	N.A.
	B/4	If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	N.A.
24		In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	
25	A	Whether any POA is involved in the chain of title during the period of search?	Yes
	B	Whether the POA involved is one coupled with interest, i.e. a Development	N.A.

	Agreement-cum- Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	
C	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	Common POA
D	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	N.A.
E	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. i) Whether the original POA is verified and the title investigation is done on the basis of original POA? ii) Whether the POA is a registered one? iii) Whether the POA is a special or general one? iv) Whether the POA contains a specific authority for execution of title document in question?	Common POA POA is verified with Certified Copy Only one POA is verified with Photocopy Yes Gen Yes
F	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	POA is enforceable and not revoked
G	Please comment on the genuineness of POA?	Sale Deed executed on basis of Power of Attorney
H	The unequivocal opinion on the enforceability and validity of the POA.	Enforceable and Valid
26	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is	No


MAHESH CHANDRA PANT

Advocate

Reg. No. UK-358/G5

	executed.	
	If the property is a flat/ apartment or residential /commercial complex	Yes .
A	Promoter's/Land owner's title to the land/building;	Owner has clear title
B	Development Agreement/Power of Attorney;	N.A.
C	Extent of authority of the Developer/builder;	N.A.
D	Independent title verification of the Land and/or building in question;	Clear
E	Agreement for sale (duly registered)	Not Yet
F	Payment of proper stamp duty	Paid
G	Requirement of registration of sale agreement, development agreement, POA,, etc.;	N.A.
H	Approval of building plan, permission of appropriate /local authority, etc.;	Approved.
I	Conveyance in favour of Society/ Condominium concerned;	N.A.
J	Occupancy Certificate/allotment letter/letter of possession;	N.A.
K	Membership details in the Society etc.;	N.A.
L	Share Certificates;	N.A.
M	No Objection Letter from the Society;	N.A.
N	All legal requirements under the local /Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	N.A.
O	Requirements, for noting the Bank charges on the records of the Housing Society, if any;	N.A.
P	If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	N.A.
Q	Whether the numbering pattern of the units/flat stally in all documents such as approved plan, agreement plan, etc.	N.A.
R	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act,2016? Y/N.	Yes,.
S	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	RERA Certificate enclosed.
T	Whether the registered agreement for sale as prescribed in the above Act/Rules there	N.A.

		under is executed?	
U		Whether the details of the apartment/ plot in question are verified with the list of number and types of apartment s or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	N.A.
		Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	No
29		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	30 years
30		Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid; what remedy?	Take all the receipt regarding property tax or land revenue or other statutory dues
31	A	Urban land ceiling clearance, whether required and if so, details thereon	Urban Land Ceiling Act repealed in State of Uttarakhand
	B	Whether No Objection Certificate under the Income Tax Act is required/ obtained?	Take an acknowledgement/affidavit that no income tax is pending on company
32	A	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Yes
	B	Whether the name of mortgagor is reflected as owner in the revenue/ Municipal Nillage records?	Yes, in the revenue records
33	A	Whether the property offered as security is clearly demarcated?	Yes
	B	Whether the demarcation /partition of property is legally valid?	Yes
	C	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
34	A	Whether the property can be identified from the following documents, a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.	No discrepancy in the property N.A. N.A. N.A. N.A.

		Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	No
A		Whether the documents i.e. Valuation report/ approved sanction plan reflect/ indicate any difference / discrepancy in the boundaries in relation to the Title Document / other document. (If the valuation report and /or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	No, The boundaries are clearly demarcated in the sanctioned Map.
36	A	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	B	Property is SARFAESI compliant (Y/N)	Yes
37	A	Whether original title deeds are available for creation of equitable mortgage	Yes
	B	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Original sale deed are available
38		Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Builder/Applicant/ Company is not availing any financial assistance from the Bank only project is going to be approved
39		The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Builder/Applicant/ Company is not availing any financial assistance from the Bank only project is going to be approved

Date: 01.07.2024

Place: Dehradun

Signature of the Advocate

MAHESH CHANDRA PANT
Advocate

Reg. No. GK-358/55

Certificate of title

Annexure - C:

I have examined the Original Title Deeds intended to be deposited relating to the Schedule property/(ies) and offered as security by way of _____ Registered/Equitable/English Mortgage (*please specify the kind of mortgage) and that the documents of title referred to in Opinion are valid evidence of Right, title and Interest and that if the said Registered/Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/Equitable Mortgage and I further certify that:

I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.

3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices, /Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds.

Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from dated 01-01-1994 to 29.06.2024 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagee and the Bank (Delete, whichever is inapplicable).

7. Minor(s) and his/ their interest in the property/(ies) is to the extent of _____ N.A. _____ (Specify the share of the Minor with Name). (Strike out if not applicable).

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower,

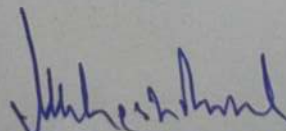
9. I certify that M/s Avenue Commercial Private Limited has / have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of an individual creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:

- 1- Original allotment/agreement to sell in favour borrower .
- 2-Original sale deed to be executed between borrower and Seller (Builder/Company).
- 3-Tripartite Agreement between Bank's Builder and borrower.
- 4- No objection certificate issued by builder.
- 5-NOC from Bank/Financial Institute (If Project is financed by any Bank/Financial Institute)

11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

12. It is certified that the property is SARFAESI compliant.


ANUSOU CHANDRA DANT

SCHEDULE OF PROPERTIES

ALL THAT open plot of land bearing Khata no. 81(old Khata no.86), Khata no. 739(old Khata no.624), Khata no. 83, Khata no. 82 (old Khata no.84)and Khata no. 288(old Khata no.261) having Khasra No. 5 Cha (छ) area measuring 0.0050 Hectare or 50 Sq. Mtrs, Khasra No. 6 area measuring 0.0400 Hectare or 400 Sq. Mtrs, Khasra No. 7 area measuring 0.0810 Hectare or 810 Sq. Mtrs, Khasra No. 8 area measuring 0.03314 Hectare or 331.4 Sq. Mtrs, Khasra No. 9 area measuring 0.03355 Hectare or 335.5 Sq. Mtrs, Khasra No. 10 area measuring 0.05058 Hectare or 505.8 Sq. Mtrs, Khasra No. 11 area measuring 0.1300 Hectare or 1300 Sq. Mtrs, Khasra No. 13 area measuring 0.06763 Hectare or 676.3 Sq. Mtrs, Khasra No. 14 area measuring 0.01840 Hectare or 184 Sq. Mtrs, Khasra No. 16 area measuring 0.05542 Hectare or 554.2 Sq. Mtrs, Khasra No. 17 area measuring 0.05798 Hectare or 579.8 Sq. Mtrs, Khasra No. 18 area measuring 0.03890 Hectare or 389 Sq. Mtrs, Khasra No. 19 Ka (क) area measuring 0.06500 Hectare or 650 Sq. Mtrs, Khasra No. 19 Kha (ख) area measuring 0.0090 Hectare or 90 Sq. Mtrs, Khasra No. 20 Ka (क) area measuring 0.0530 Hectare or 530 Sq. Mtrs, Khasra No. 20 Kha (ख) area measuring 0.0100 Hectare or 100 Sq. Mtrs, Khasra No. 21 area measuring 0.0610 Hectare or 610 Sq. Mtrs, Khasra No. 22 area measuring 0.0610 Hectare or 610 Sq. Mtrs, Khasra No. 23 area measuring 0.0400 Hectare or 400 Sq. Mtrs, Khasra No. 24 area measuring 0.0050 Hectare or 50 Sq. Mtrs & Khasra No. 26 area measuring 0.0150 Hectare or 150 Sq. Mtrs Khasra No. 27 Ka (क) area measuring 0.0050 Hectare or 50 Sq. Mtrs, Khasra No. 27 Kha (ख) area measuring 0.0100 Hectare or 100 Sq. Mtrs, Khasra No. 28 Kha (ख) area measuring 0.0049 Hectare or 49 Sq. Mtrs and Khasra No. 29 area measuring 0.0049 Hectare or 49 Sq. Mtrs, total land area measuring 9554 sq. meters, along with constructions thereupon having covered area measuring 95 Sq. Mtrs situated in Mauza Tarlanagal, Pargana Parwadun, District Dehradun bounded and butted as under :-

North -Land of others

South - Partly 12 mtr wide common road and Partly land of Smt Sheela Gupta

East - 12 Mtr wide common road

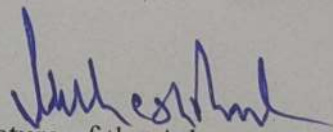
West - Partly 24 Mts vide Road and Partly land of others

Place : Dehradun

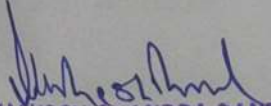
Date : 01.07.2024

Encls:

1. Search receipt
2. Sale Deed dated 06.05.2022 registered at serial no. 2927
3. Sale Deed dated 13.05.2020 registered at serial no. 933.
4. Sale Deed dated 13.05.2020 registered at serial no. 932.
5. Power of attorney dated 01.08.2019 registered at serial no. 871.


Signature of the Advocate
MAHESH CHANDRA PANT
Advocate
Reg. No. UK-358/K5

1. Sale Deed dated 15.11.2019 registered at serial no. 4405.
2. Extension Registered Agreement Deed dated 16.08.2019 registered at serial no. 3287.
3. Registered Agreement to Sell dated 26.07.2019 registered at serial no. 3063.
4. Sale Deed dated 15.11.2019 registered at serial no. 4404.
5. Registered Agreement to Sell dated 26.07.2019 registered at serial no. 3062.
6. Extension Registered Agreement Deed dated 16.08.2019 registered at serial no. 3286
7. Sale Deed dated 27.02.2015 registered at serial no. 1845.
8. Sale Deed dated 27.02.2015 registered at serial no. 1843.
9. Sale Deed dated 19.10.2015 registered at serial no. 10025.
10. Correction deed dated 06.08.2003 registered at serial no. 5131.
11. Sale Agreement dated 09.09.2003 registered at serial no. 6031.
12. Sale Deed dated 09.07.2003 registered at serial no. 4503.
13. Sale Agreement dated 09.09.2003 registered at serial no. 6032.
14. Sale Deed dated 21-9-2007 registered at serial no. 8743
15. Correction Deed dated 15.01.2009 registered at serial no. 225.
16. Sale Deed dated 22-9-2008 registered at serial no. 5260.
17. Sale Agreement dated 27.06.2003 registered at serial no. 4244.
18. Sale Agreement dated 18.07.2003 registered at serial no. 4702
19. Sale agreement dated 03.07.2003 registered at serial no. 4350.
20. Sale Deed dated 25.08.2003 registered at serial no. 5552.
21. Sale Agreement dated 30.06.2003 registered at serial no. 4281.
22. Sale Agreement dated 08.07.2003 registered at serial no. 4478.
23. Sale Agreement dated 08.07.2003 registered at serial no. 4487.
24. Sale Deed dated 01.09.2003 registered at serial no. 5779.
25. Sale Deed dated 04.09.2003 registered at serial no. 5834.
26. Sale agreement dated 21.09.2007 registered at serial no. 8746.
27. Sale Deed dated 13.09.2008 registered at serial no. 5165.
28. Correction Deed dated 08.03.2010 registered at serial no. 1855.
29. Power of attorney dated 24.06.2003 registered at serial no. 1226.
30. Power of attorney dated 24.06.2003 registered at serial no. 1225.
31. Sale Deed dated 09.09.2003 registered at serial no. 6082.
32. Sale agreement dated 22.09.2007 registered at serial no. 8745.
33. Sale deed dated 18.09.2008 registered at serial no. 5167.
34. Correction deed dated 09-03-2010 registered at serial no. 1854.
35. Power of attorney dated 01.05.1995.
36. Order of Sub Div. Magistrate Ist Class Dehradun passed in Case No. 13/2010-11 M/S Jyotsana Lamp Pvt. Ltd. V/S Gram Sabha.
37. Khataunies
38. Memorandum and Article of Association
39. Registration Certificate of Company
40. Copy of Resolution
41. Sanctioned Map
42. RERA Certificate


MAHESH CHANDRA PANT
 Advocate

Reg. No. UK-358/05

AFFIDAVIT

Before: The Chief Manager, State Bank of India, HLST Dehradun

Affidavit : M/S Avenue Commercial Private Limited through its director Shri Sumit Gupta
son of Shri Ganesh Gupta resident of C-12, Green Park, Near Ballapur Chowk, Dehradun.

.....Deponent (s)

I/We, the above named deponents do hereby take oath and state as hereunder:-

- 1- That the name and address of the deponent (s) is/are true and correct.
- 2- That the deponent (s) is/are the owner of ALL THAT open plot of land bearing

Khata no. 81 (old Khata no. 86), Khata no. 739 (old Khata no. 624), Khata no. 83, Khata no. 82 (old Khata no. 84) and Khata no. 288 (old Khata no. 261) having Khasra No. 5 Cha (ख) area measuring 0.0050 Hectare or 50 Sq. Mtrs, Khasra No. 6 area measuring 0.0400 Hectare or 400 Sq. Mtrs, Khasra No. 7 area measuring 0.0810 Hectare or 810 Sq. Mtrs, Khasra No. 8 area measuring 0.03314 Hectare or 331.4 Sq. Mtrs, Khasra No. 9 area measuring 0.03355 Hectare or 335.5 Sq. Mtrs, Khasra No. 10 area measuring 0.05058 Hectare or 505.8 Sq. Mtrs, Khasra No. 11 area measuring 0.1300 Hectare or 1300 Sq. Mtrs, Khasra No. 13 area measuring 0.06763 Hectare or 676.3 Sq. Mtrs, Khasra No. 14 area measuring 0.01840 Hectare or 184 Sq. Mtrs, Khasra No. 16 area measuring 0.05542 Hectare or 554.2 Sq. Mtrs, Khasra No. 17 area measuring 0.05798 Hectare or 579.8 Sq. Mtrs, Khasra No. 18 area measuring 0.03890 Hectare or 389 Sq. Mtrs, Khasra No. 19 Kha (ख) Ka (क) area measuring 0.06500 Hectare or 650 Sq. Mtrs, Khasra No. 19 Kha (ख) area measuring 0.0090 Hectare or 90 Sq. Mtrs, Khasra No. 20 Ka (क) area measuring 0.0530 Hectare or 530 Sq. Mtrs, Khasra No. 20 Kha (ख) area measuring 0.0100 Hectare or 100 Sq. Mtrs, Khasra No. 21 area measuring 0.0610 Hectare or 610 Sq. Mtrs, Khasra No. 22 area measuring 0.0610 Hectare or 610 Sq. Mtrs, Khasra No. 23 area measuring 0.0400 Hectare or 400 Sq. Mtrs, Khasra No. 24 area measuring 0.0050 Hectare or 50 Sq. Mtrs & Khasra No. 26 area measuring 0.0150 Hectare or 150 Sq. Mtrs, Khasra No. 27 Ka (क) area measuring 0.0050 Hectare or 50 Sq. Mtrs, Khasra No. 27 Kha (ख) area measuring 0.0100 Hectare or 100 Sq. Mtrs, Khasra No. 28 Kha (ख) area measuring 0.0049 Hectare or 49 Sq. Mtrs and Khasra No. 29 area measuring 0.0049 Hectare or 49 Sq. Mtrs, total land area measuring 9554 sq. meters, along with constructions thereupon having covered area measuring 95 Sq. Mtrs situated in Mauza Tarlanagal, Pargana Parwadun, District Dehradun (more fully described in the TIR of Schedule of property)

- 3- That the said property is free from all charges, liens and encumbrance.
- 4- That the above land/property/ies is/are free from any type of litigation and land acquisition proceeding.

That all the taxes regarding the above land/property/ies are paid and upto date.
That the deponent (s) has/have not sold any part of his/their land of the said project to any one and the whole land of the Project is/are in the name and possession of the deponent(s)

DEPONENT(s):

VERIFICATION

I/We, the above named deponent(s) do hereby verify that the contents from paras 1 to 6 of this affidavit are true and correct to the best of my/our personal knowledge.

Verified at..... on

DEPONENT(s):