

DOABA SHEET GREH

CHAIN OF TITLE

1. Whereas Shri Bihari Lal and Shri Ghasite Lal had purchased land having Arazi No. 113, 114, 115 and 120 from Shri Mukhtar Ahmad and Imtyaz Ahmad vide registered sale deed dated 10-09-1964 which is registered in Bahi No. 1 Zild No. 1275 on pages 205 to 208 at serial No. 2480 dated 11-09-1964. (Copy of Sale deed annexed as Annexure-I)
2. Whereas Shri Ghasite Lal had died and was inherited by his sons namely Shri Kailash Chandra, Ram Chandra, Prem Chandra and Shri Shiv Raj Chandra.
3. Whereas Shri Bihari Lal had died and was inherited his wife Smt. Bhagwan Devi and his sons namely Shri Shubhas Chandra, Suresh Chandra.
4. Whereas on 15-07-1965 Shri Kailash Chandra, Ram Chandra, Prem Chandra and Shri Shiv Raj Chandra all legal heirs of Shri Ghasite Lal and Smt. Bhagwan Devi wife of Shri Bihari Lal with the consent of his two sons namely Shubhas Chandra and Suresh Chandra had formed a partnership firm in the name and style of CHANDRA COLD STORAGE for running a cold storage and the land Arazi No. 113, 114, 115 and 120 purchased by deceased Shri Bihari Lal and Shri Ghasite Lal had been contributed by all as their capital contribution under section 14 of Indian Partnership Act — 1932.
5. Whereas after the constitution of the firm M/S Chandra Cold Storage, the firm also purchased Arazi No. 112 vide registered sale deed dated 31-05-1968 which is registered in Bahi No. 1 Zild No. 1419 on pages 164 to 165 at serial No. 1987 dated 03.06.1968. (Copy of Sale deed annexed as Annexure.2)
6. Whereas the firm M/S Chandra Cold Storage also purchased Arazi No. 103 vide registered sale deed dated 17-10-1968 which is registered in Bahi No. 1 Zild No. 1435 on pages 294 to 296 at serial No. 4097 dated 18-10-1968. (Copy of Sale deed annexed as Annexure .3)
7. Whereas the firm M/S Chandra Cold Storage also purchased Arazi No. 119 vide registered sale deed dated 18-04-1979 which is registered in Bahi No, 1 Zild No. 1905 on pages 147 to 150 at serial No, 1538 dated 18-04-1979. (Copy of Sale deed annexed as Annexure 4).
8. Whereas due to the death of Smt. Bhagwan Devi on 26-06-1983 and missing of Shri Shiv Raj Chandra on 23-09-1983 and the firm making losses and so many liabilities arised the firm and to pay the liability of the firm, the partners of the firm along with legal representative of missing Shri Shiva Raj Chandra, Smt. Padma Rani w/o Shri Shiva Raj Chandra, Shri Harish Kumar & Vinay Kumar both S/o Shri Shiv Raj Chandra had executed a registered agreement dated 01-11-1983 with Shri Chotey Lal Sonkar, Mithai Lal Sonkar, Jeet Lal, Chirounji lal, Laxman Kumar, Umesh Chandra Sonkar and

Bharat Kumar Sonkar. The aforesaid registered agreement dated 01-11-1983 is registered in the office of Sub Registrar Chail in Book No. 4, Volume No. 469 on pages 58 to 77 at Serial No. 65 dated 17-01-1984. (Copy of registered agreement is annexed as Annexure.5).

9. Whereas after the execution of the aforesaid registered agreement the all the continuing partner and Shri Chotey Lal Sonkar, Mithai Lal Sonkar, Jeet Lal, Chirounji Lal, Laxman Kumar, Umesh Chandra Sonkar and Bharat Kumar Sonkar had executed a partnership deed dated 02-01-1984 in which Shri Chotey Lal Sonkar, Mithai Lal Sonkar, Jeet Lal, Chirounji Lal, Laxman Kumar, Umesh Chandra Sonkar and Bharat Kumar Sonkar also becoming the partner of the firm M/S Chandra Cold Storage. (Copy of partnership deed is annexed as Annexure.6).
10. Whereas on 23-03-1985 the firm was reconstituted and Shri Kailash Chandra, Shri Ram Chandra, Shri Prem Chandra, Shri Subhash Chandra and Shri Suresh Chandra had expressed their desire to retire from the firm and now only Shri Chotey Lal Sonkar, Shri Mithai Lal Sonkar, Shri Jeet Lal, Shri Chirounji Lal, Shri Laxman Kumar, Shri Umesh Chandra Sonkar and Shri Bharat Kumar Sonkar is the continuing partner of the firm. (Copy of partnership deed is annexed as Annexure.7)
11. Whereas NOC of the retired partners namely Shri Kailash Chandra, Shri Ram Chandra, Shri Prem Chandra, Shri Subhash Chandra and Shri Suresh Chandra had been taken by continuing partners for future references. (Copy of NOC(s) is annexed as Annexure.8)
12. Whereas upon death of Shri Jeet Lal and Shri Mithai Lal Sonker, Shri Bharat Kumar Sonker s/o Shri Jeet Lal had expressed their desire to retire from the firm and with the consent of the legal heirs of the late Jeet Lal her wife Smt. Champa Devi became the partner of the firm and a registered partnership deed had been executed between the continuing partners and Smt. Champa Devi wife Late Jeet Lal on 15-05-1988. (Copy of partnership deed is annexed as Annexure.9)
13. Whereas vide partnership deed dated 16-11-1998 Shri Chiraunji Lal s/o Late Chhote Lal, Smt. Bittan Devi w/o Late Chhote Lal and Smt. Champa Devi w/o Late Jeet Lal had expressed their desire to retire from the firm and now only Shri Laxman Kumar, Shri Umesh Chandra Sonkar were the continuing partner of the firm M/S Chandra Cold Storage. (Copy of partnership deed is annexed as Annexure.10)
14. Whereas NOC of the retired partners namely Shri Chiraunji Lal, Smt. Champa Devi and Smt. Bittan Devi had been taken by continuing partners for future references. (Copy of NOC is annexed as Annexure-I I).
15. Whereas after the retirement of Shri Chiraunji Lal, Smt, Bittan Devi and Smt. Champa Devi a partnership deed dated 16-11-1998 had been executed by continuing partner

Shri Laxman Kumar and Shri Umesh Chandra Sonkar in which Shri Tirath Ram Kohli, Shri Rakesh Kohli and Shri Anil Kohli had joined the firm. (Copy of partnership deed is annexed as Annexure.12)

16. Whereas vide a registered agreement dated 01.04.1999 which is registered in the office of Sub Registrar in Book No. 4, Zild No. 141 on pages 115 to 124 at serial no. 516 dated 19-08-1999 Shri Laxman Kumar and Shri Umesh Chandra desired to retired from the firm and the firm M/S Chandra Cold Storage has been owned by Kohli's along with all assets and liability of the firm. (Copy of partnership deed is annexed as Annexure.13)

17. Whereas NOC of the retired partners namely Shri Laxman Kumar and Shri Umesh Chandra had been taken by continuing partners for future references. (Copy of NOC is annexed as Annexure.14)

18. Whereas upon execution of the agreement a fresh partnership deed dated 01-04-1999 had been executed between the partner of the firm Shri Tirath Ram Kohli, Shri Rakesh Kohli and Shri Anil Kohli and they mutually decided to join Shri Sunil Kohli and Smt. Sunita Kohli as partner of the firm and also change the name of the firm from M/S Chandra Cold Storage to M/S Doaba Sheet Greh and upon execution of the deed the firm known by Doaba Sheet Greh. (Copy of partnership deed is annexed as Annexure.15)

19. Whereas upon death of Shri Tirath Ram Kohli, Smt. Sarita Kohli had desired to retire from the firm and the continuing partner had executed a partnership deed dated 0811-2010 for the implement of the same. (Copy of partnership deed is annexed as Annexure.16)

20. Whereas vide a registered partnership deed dated 15-01-2021 all three partners of the firm namely Shri Rakesh Kohli, Shri Anil Kohli and Shri Sunil Kohli made changes in their profit and loss ration and the same is registered in the office of Sub Registrar Sadar -I in Bahi No. 4, Zild No. 529 on pages 305 to 312 at Serial No. 56 dated 27-01-2021. (Copy of partnership deed is annexed as Annexure.17)

21. Whereas Shri Anil Kumar Kohli has voluntarily retired from the firm DOABA SHEET GREH vide revised partnership deed dated 26-12-2023 with effect from 1-1-2024 which is registered in the office of Sub Registrar Sadar -I in Bahi No, 1, Zild No. 529 on pages 305 to 312 at Serial No, 56 dated 27-01-2021 and had his share been demarcated separately in Indenture of agreement of development of land dated 03.06.2024. (Copy of partnership deed is annexed as Annexure,18)

22. Now remaining partners are Shri Sunil Kumar Kohli, Shri Rakesh Kumar Kohli decided to join Smt. Anita Kohli and Shri Tanuj Kohli vide registered partnership deed dated 09.05.2024. (Copy of partnership deed is annexed as Annexure.19)

23. Whereas Copy of SDM's NOC is also enclosed as annexed as Annexure.20

24. Whereas Copy of Nagar Nigam Khasra is also enclosed as annexed as Annexure,21