

Date : 01.09.2023

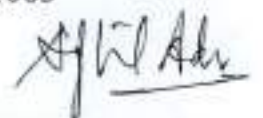
**To Whom It May Concern**

Dear Sir,

Reg. : Verification of title and search of registration records pertaining to Part of Nazul Now Freehold Bhukhand Sankhya 59A, Civil Station, Allahabad and Part of Nazul Now Freehold Bhukhand Sankhya 66, Civil Station, Allahabad, jointly measuring 12673.05 Sq. Meters (out of the total freehold area jointly measuring 13590.84 Sq. Meters), situated in mohalla Nawab Yusuf Road, Allahabad Now Prayagraj, and Present Municipal No. 80/60, Nawab Yusuf Road, Allahabad Now Prayagraj, (As per annexure 1 of this deed and marked with red colour.) together with sanctioned lay out plan sanctioned by Prayagraj Development Authority, Prayagraj, (referred as "Sanctioned Permit") and the developed project. (as per annexure 2 of this deed).

I have examined the sale deed dated 31.07.2023 executed by **C & C Hotelsventure Private Limited** (CIN No. - U74120GJ2007PTC131503), having its registered office at Hyatt Ahmedabad 216, TP Scheme No. 1, Vastrapur Lake, Vastrapur, Ahmedabad, Gujarat, India-380015 (previous registered office was at 7<sup>th</sup> Floor, Meridian Commercial Tower, Janpath, New Delhi-110001) through its authorized signatory **Shri Sumeet Chaudhri** S/o Shri Swami Dass Chaudhri R/o G-26, Sai Apartment, Sector-13, Rohini Sector-7, North West, Delhi-110085, authorised vide Board's Resolution dated 24.03.2021 in favour of **MAABHAGWATI DEVELOPERS LLP**, (LLPIN : AAZ-4802, PAN – ABSFM4805A) a Limited Liability Partnership duly registered as per LLP Act 2008, having its registered office at 19/13, L.B.S. Marg, Civil Lines, Prayagraj-211001, represented by its Designated Partner and Authorized Signatory **Shri Shashank Agarwal** S/o Late Rajeev Agarwal R/o B-304/305, 60/48, Pushpendra Elgin Heights, Civil Lines, Allahabad Now Prayagraj-211001, which is registered in Bahi Sankhya 1 Jild Sankhya 12531 on Pages 1 to 68 at Serial Number 4911 in the office of Sub-Registrar-Sadar First , Prayagraj on 31.07.2023.

Page 1



**WHEREAS** previously Jeep Industrial Syndicate Limited, 28, South Road, Allahabad was the Lessee of Nazul Bhukhand Sankhya 59A, Civil Station, Allahabad, measuring 2500 Sq. Yards = 2090.25 Sq. Meters. The lease of Nazul Bhukhand Sankhya 59A, Civil Station, Allahabad, measuring 2500 Sq. Yards = 2090.25 Sq. Meters, was demised by the Collector Allahabad on behalf of Governor of Uttar Pradesh, vide lease deed dated 22.06.1993 in favour of Jeep Industrial Syndicate Limited, 28, South Road, Allahabad, which was registered in Prati Pustak Sankhya 1 Khand 307 on Pages 205/222 at Serial No. 3057 in the office of Sub-Registrar, Chail, Allahabad on 19.08.1993. The aforesaid lease was valid with effect from 01.01.1968 for a period of 30 years and ending on 31.12.1998;

**AND WHEREAS** similarly Jeep Industrial Syndicate Limited, 28, South Road, Allahabad was the Lessee of Nazul Bhukhand Sankhya 66, Civil Station, Allahabad, measuring 2 Acre 4524 Sq. Yards = 14204 Sq. Yards = 11875.96 Sq. Meters, situated in Mohalla Nawab Yusuf Road, Allahabad. The lease of Nazul Bhukhand Sankhya 66, Civil Station, Allahabad, measuring 2 Acre 4524 Sq. Yards = 14204 Sq. Yards = 11875.96 Sq. Meters, was demised by the Collector Allahabad on behalf of Governor of Uttar Pradesh, vide lease deed dated 22.06.1993 in favour of Jeep Industrial Syndicate Limited, 28 South Road, Allahabad, which was registered in Prati Pustak Sankhya 1 Khand 307 on Pages 249/274 at Serial No. 3059 in the office of Sub-Registrar, Chail, Allahabad. The aforesaid lease was valid with effect from 01.01.1968 for a period of 30 years and ending on 31.12.1998;

**AND WHEREAS** the name of Jeep Industrial Syndicate Limited, 28 South Road, Allahabad, the then Lessee of the aforesaid Nazul Land, was changed from Jeep Industrial Syndicate Limited to Shervani Industrial Syndicate Limited, 28 South Road, Allahabad, vide Certificate dated 01.03.1999 issued by the Registrar of Companies U.P. Kanpur and thus Shervani Industrial Syndicate Limited, 28 South Road, Allahabad, became the Lessee of the aforesaid Nazul Land;

**AND WHEREAS** on coming into force of the Government Order No. 2268/9-3T-4-98-704 N/97 dated 01.12.1998, Shervani

Page 2





Industrial Syndicate Limited, 28 South Road, Allahabad made an application dated 11.09.2002 for conversion of its lease hold rights of the aforesaid Nazul Bhukhand Sankhya 59A, Civil Station, Allahabad, measuring 2500 Sq. Yards = 2090.25 Sq. Meters into freehold land. On the aforesaid application the Upper Ziladhikari (Nazul) Allahabad on behalf of Governor of Uttar Pradesh and after deducting an area measuring 15.85 Sq. Meters for widening of Nawab Yusuf Road, under Master Plan, executed a freehold deed dated 28.03.2004 in respect of the aforesaid Nazul Land in favour of Shervani Industrial Syndicate Limited, 28 South Road, Allahabad, which is registered in Pustak Sankhya 1 Khand Sankhya 4412 on Pages 351/380 at Serial No. 3827 on 29.03.2004 in the office of Sub-Registrar-Sadar, Allahabad, measuring 2074.40 Sq. Meters and thus Shervani Industrial Syndicate Limited, 28 South Road, Allahabad, became the absolute owner of freehold land, measuring 2074.40 Sq. Meters of freehold Bhukhand Sankhya 59A, Civil Station, Allahabad, situated in Mohalla Nawab Yusuf Road, Allahabad;

**AND WHEREAS** on coming into force of the Government Order No. 2268/9-3IT-4-98-704 N/97 dated 01.12.1998, Shervani Industrial Syndicate Limited, 28 South Road, Allahabad made an application dated 11.09.2002 for conversion of its lease hold rights of aforesaid Nazul Bhukhand Sankhya 66, Civil Station, Allahabad, measuring 11875.96 Sq. Meters into freehold land. On the aforesaid application the Upper Ziladhikari (Nazul) Allahabad on behalf of Governor of Uttar Pradesh, after deducting an area measuring 359.52 Sq. Meters for widening of Nawab Yusuf Road, under Master plan, executed a freehold deed dated 28.03.2004 in respect of the aforesaid Nazul Land in favour of Shervani Industrial Syndicate Limited, 28 South Road, Allahabad, which is registered in Pustak Sankhya 1 Khand Sankhya 4412 on Pages 381/432 at Serial No. 3828 on 29.03.2004 in the office of Sub-Registrar-Sadar, Allahabad measuring 11516.44 Sq. Meters and thus Shervani Industrial Syndicate Limited, 28 South Road, Allahabad, became the absolute owner of freehold land, measuring 11516.44 Sq. Meters of Freehold Bhukhand Sankhya 66, Civil Station, Allahabad, situated in Mohalla Nawab Yusuf Road, Allahabad;



**AND WHEREAS** Shervani Industrial Syndicate Ltd., changed their Registered Office from 28, South Road, Allahabad to Shervani Nagar, Village Harwara, Pargana and Tehsil Sadar, District, Allahabad (Now Prayagraj), the said alteration and change has been confirmed by virtue of Resolution passed by the Board of Directors in their meeting. Consequently, the Registered Office of Shervani Industrial Syndicate Ltd., was changed to Shervani Nagar, Village Harwara, Pargana and Tehsil Sadar, District, Allahabad (Now Prayagraj).

**AND WHEREAS Shervani Industrial Syndicate Limited**, having its Registered Office at Shervani Nagar, Village Harwara, Pargana and Tehsil Sadar, District Allahabad (Previously 28, South Road, Allahabad) through its Director Shri Raju Verghese S/o Late Mr. E.N. Mathew R/o Elenjickal, Devalokeam, District Kottayam, sold and transferred Nazul Now Freehold Bhukhand Sankhya 59A, Civil Station, Allahabad, measuring 2074.40 Sq. Meters, situated in Mohalla Nawab Yusuf Road, Allahabad and Nazul Now Freehold Bhukhand Sankhya 66, Civil Station, Allahabad, measuring 11516.44 Sq. Meters, situated in Mohalla Nawab Yusuf Road, Allahabad, through a registered sale deed dated 05.11.2007, executed by its Director Shri Raju Verghese S/o Late Mr. E.N. Mathew R/o Elenjickal, Devalokem, District Kottayam, in favour of **APJR Properties Pvt. Ltd.**, having its registered office at 806, Meghdoot, 94, Nehru Place, New Delhi-110019 and **Kudos Merchandising Pvt. Ltd.**, having its registered office at C-4/5, Safdarjung Development Area (LGF) New Delhi-110016 and **C & C Hotelsventure Private Limited** having its registered office at 7th Floor, Meridian Commercial Tower, Janpath, New Delhi-110001, through their authorized signatory, Shri Ravi Kumar Sehgal S/o Late J.L. Sehgal R/o 6/18, East Patel Nagar, New Delhi-110008, who was authorised signatory duly appointed by the Board of Directors of all the aforementioned three companies. The aforesaid sale deed dated 05.11.2007 is registered in Bahi Sankhya 1, Jild Sankhya 5818 on pages 387 to 428 at serial No. 4614 in the office of Sub-Registrar, Sadar-First, Allahabad on 05.11.2007;

**AND WHEREAS** the aforesaid **Kudos Merchandising Pvt Ltd**, having its registered office at C-4/5, Safdarjung Development Area (LGF) New Delhi-110016, which was originally incorporated



under the Companies act 1956, passed the necessary resolution in terms of Section 21 of the Companies Act, 1956 and that the approval of the Central Government in writing having been accorded thereto under Section 21 of the Companies Act 1956, read with Government of India, Department of Company Affairs, New Delhi, Notification No. G.S.R 507(E) dated 24.06.1985 Vide SRN A27979616 dated 19.12.2007 to change the name of **Kudos Merchandising Pvt. Ltd.** to **C & C ALPHA HEALTHCARE PRIVATE LIMITED**, and a certificate dated 19.12.2007 has been issued by the Registrar of Companies National Capital Territory of Delhi and Haryana in this regard.

**AND WHEREAS** the aforesaid **APJR Properties Pvt. Ltd.**, having its registered office at 806, Meghdoot, 94, Nehru Place, New Delhi-110019, which was originally incorporated under the Companies act 1956, passed the necessary resolution in terms of Section 21 of the Companies Act, 1956 and that the approval of the Central Government in writing having been accorded thereto under Section 21 of the Companies Act 1956, read with Government of India, Department of Company Affairs, New Delhi, Notification No. G.S.R 507(E) dated 24.06.1985 Vide SRN A91584177 dated 25.08.2010 to change the name of **APJR Properties Pvt. Ltd.** to **C & C Hospitality (Allahabad) Private Limited** and a certificate dated 25.08.2010 has been issued by the Registrar of Companies National Capital Territory of Delhi and Haryana in this regard.

**AND WHEREAS** the aforesaid **C & C ALPHA HEALTH CARE PRIVATE LIMITED**, which was originally incorporated under the Companies act 1956 as **Kudos Merchandising Pvt. Ltd**, passed the necessary resolution in terms of Section 21 of the Companies Act, 1956 and that the approval of the Central Government in writing having been accorded thereto under Section 21 of the Companies Act 1956, read with Government of India, Department of Company Affairs, New Delhi, Notification No. G.S.R 507(E) dated 24.06.1985 Vide SRN B59297994 dated 16.10.2012 to change the name of **C & C ALPHA HEALTH CARE PRIVATE LIMITED** to **C & C Resorts & Hotels Private Limited** and a certificate dated 16.10.2012 has been issued by Registrar of Companies National Capital Territory of Delhi and Haryana in this regard.





**AND WHEREAS** later on **C & C Hospitality (Allahabad) Private Limited** and **C & C Resorts & Hotels Private Limited**, filed a joint petition under sections 391-394 of the Companies Act 1956, seeking sanction of the Scheme of Amalgamation (Scheme) with **C & C Hotelsventure Private Limited**. The order dated 26.03.2014 states that in view of the approval accorded by the shareholders and Creditors of the Petitioner Companies, representation/affidavit filed by the Regional Director, Northern Region to the proposed scheme of Amalgamation, report filed by the official Liquidator, there appears to be no impediment to the grant of sanction to the scheme. Consequently sanction was granted to the Scheme under Sections 391 and 394 of the Act. As a result of the order dated 26.03.2014 passed by the Hon'ble High Court of the Delhi, **C & C Hospitality (Allahabad) Private Limited** and **C & C Resorts & Hotels Private Limited**, have merged into **C & C Hotelsventure Private Limited**, having its registered office at 7<sup>th</sup> Floor, Meridian Commercial Tower, Janpath, New Delhi-110001;

**AND WHEREAS** later on **C & C Hotelsventure Private Limited**, having its registered office at 7<sup>th</sup> Floor, Meridian Commercial Tower, Janpath, New Delhi-110001, by special resolution altered the provisions of its Memorandum of Association with respect to the place of the Registered Office by changing it from Delhi to the state of Gujarat, the said alteration and change has been confirmed by an order dated 22.12.2021 passed by the Regional Director of Delhi. Consequently the registered office of **C & C Hotelsventure Private Limited**, was changed to Hyatt Ahmedabad 216, TP Scheme No. 1, Vastrapur Lake, Vastrapur, Ahmedabad, Gujarat, India-380015. Thus as a result of the aforesaid change and Scheme of Amalgamation of the aforesaid companies, **C & C Hotelsventure Private Limited**, having its registered office at Hyatt Ahmedabad 216, TP Scheme No. 1, Vastrapur Lake, Vastrapur, Ahmedabad, Gujarat, India-380015, became the owner of Nazul Now freehold Bhukhand Sankhya 59A, Civil Station, Allahabad, measuring 2074.40 Sq. Meters, situated in Mohalla Nawab Yusuf Road, Allahabad and Nazul Now freehold Bhukhand Sankhya 66, Civil Station, Allahabad, measuring 11516.44 Sq. Meters, situated in Mohalla Nawab Yusuf Road, Allahabad;



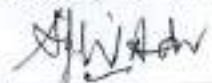


**AND WHEREAS C & C Hotelsventure Private Limited** got its name mutated in the records of Nagar Nigam, Allahabad and the name of the Vendor stands recorded over Property No. 80/60, Nawab Yusuf Road, Allahabad Now Prayagraj in the records of Nagar Nigam, Allahabad Now Prayagraj and thus C & C Hotelsventure Private Limited is the absolute owner of aforesaid property, having absolute right, title and interest in respect of the aforesaid property and has all and every right to sell, transfer and alienate the same;

**AND WHEREAS** the existing structures have been removed from the aforesaid freehold land and at present the aforesaid freehold land is in the shape of open land, which is enclosed with boundary wall on three sides and security fencing on one side facing main Nawab Yusuf Road.

**AND WHEREAS** the aforesaid land duly measured and surveyed and found out that the actual area available on Ground free from any encroachments is 12673.05 Sq. Mts. out of 13590.84 Sq. Meters and a layout plan / map was got prepared from a competent architect on the aforesaid area of 12673.05 Sq. Meters and an application was submitted to the Prayagraj Development Authority (PDA). The PDA for sanction of a plotted residential development on the said land measuring 12673.05 Sq. Meters. The PDA after duly examining the aforesaid layout plan and getting completed the necessary formalities, sanctioned the layout plan over the aforesaid Part of Freehold Bhukhand Sankhya 59A, Civil Station, Allahabad (Now Prayagraj) and Part of Freehold Bhukhand Sankhya 66 Civil Station, Allahabad (Now Prayagraj) jointly measuring 12673.05 Sq.Mts., vide **Permit No. Plotted Resi Development/Plotted Housing/01590/ PDA/LD/22-23/0331/05082022 dated 19.09.2022** which was issued by Vice Chairman Prayagraj Development Authority, Prayagraj.

**AND WHEREAS** as part of the aforesaid plotted residential development sanction accorded for the Property by the PDA, the C & C Hotelsventure Private Limited duly mortgaged (without possession) a portion of the Property with the PDA vide security bond cum mortgage deed dated 14.09.2022 executed by C & C



Hotelsventure Private Limited in favour of Prayagraj Development Authority, Indra Bhawan, Prayagraj, which is registered in Bahi Sankhya 1 Jild Sankhya 12113 on pages 359 to 378 at serial No. 6492 in the office of Sub-Registrar, Sadar-First, Prayagraj on 15.09.2022.

**AND WHEREAS** C & C Hotelsventure Private Limited has since completed all the trunk infrastructure works and the development works as per norms conforming to the "Sanctioned Permit" dated 19 September 2022 with respect to the aforesaid Property and the above referred mortgage with the PDA was duly sanctioned for release by the PDA vide its Letter No. PDA/LD/22-23/ 0331 dated 23.05.2023 and the mortgage has also since been released vide registered Release deed dated 31.07.2023 which is registered in Bahi Sankhya 1 Jild Sankhya 12530 on pages 391 to 408 at serial No. 4910 in the office of Sub-Registrar, Sadar-First, Prayagraj on 31.07.2023 and there is no further involvement of the Vendor qua the said Property and any further development or sale etc whatsoever.

**And Whereas** as mentioned above **C & C Hotelsventure Private Limited** through its authorized signatory Shri Sumeet Chaudhri S/o Swami Dass Chaudhri, sold and transferred the aforesaid property in favour of **MAABHAGWATI DEVELOPERS LLP**, (LLPIN : AAZ-4802, PAN – ABSFM4805A) a Limited Liability Partnership duly registered as per LLP Act 2008, having its registered office at 19/13, L.B.S. Marg, Civil Lines, Prayagraj-211001, represented by its designated partner and authorized signatory **Shri Shashank Agarwal** S/o Late Rajeev Agarwal R/o B-304/305, 60/48, Pushpendra Elgin Heights, Civil Lines, Allahabad Now Prayagraj-211001.

I have examined all the necessary registered deeds in this and found that **MAABHAGWATI DEVELOPERS LLP**, (LLPIN : AAZ-4802, PAN – ABSFM4805A) a Limited Liability Partnership duly registered as per LLP Act 2008, having its registered office at 19/13, L.B.S. Marg, Civil Lines, Prayagraj is at present is the absolute owner of the aforesaid property having absolute right, title and interest and has all and every right to sell, transfer and alienate the same and the quarries required for the purpose of creation of legal and valid mortgage and securities are opined as follows:

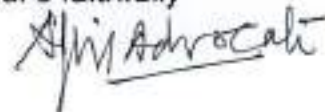




1. From the perusal of the aforesaid freehold deeds and sale deeds i found that **MAABHAGWATI DEVELOPERS LLP**, (LLPIN : AAZ-4802, PAN – ABSFM4805A) a Limited Liability Partnership duly registered as per LLP Act 2008, having its registered office at 19/13, L.B.S. Marg, Civil Lines, Prayagraj is the registered owner of the aforesaid property and its title to the property is clear, absolute and unassailable. MAABHAGWATI DEVELOPERS LLP is having a marketable title and is competent to transfer, lease or mortgage and give in security, the said property.
2. The chain of title of deeds is complete.
3. I have made a search in the registration records in the office of Sub-Registrar-Sadar First, Prayagraj for the last 30 years upto available records in respect of captioned property, no registered charge, lien or encumbrance is found, hence I have to report that the aforesaid property is free from all lien, charge or encumbrances.
4. I certify that after perusal of the above records, the present owner MAABHAGWATI DEVELOPERS LLP is the absolute owner of 12673.05 sq. Meters of land and its title in the aforesaid property is absolute and is competent to enter into the agreement or any such transaction and can create a legal and valid equitable mortgage by deposit of original title deeds and the Bank can safely accept the aforesaid property and its relative original chain of title deeds for creation of equitable mortgage thereon.

Dated 01.09.2023

Your's faithfully



Abdul Jalil Advocate

ENCLOSER: Fee receipt No. 2023018021071 dated 01.09.2023, issued by Sub-Registrar-Sadar First, Prayagraj for the search.

## भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम क्रम संख्या 2023018021071  
प्रयागराज

लेख या शर्चना पत्र प्रस्तुत करने का दिनांक 01/09/2023

प्रस्तुतकर्ता या प्रार्थी का नाम अब्दुल जलील एडवोकेट

लेख का प्रकार मुआयना  
1993 वर्ष से 2023 तक

प्रतिफल की धनराशि 100

1. रजिस्ट्रीकरण शुल्क
2. प्रतिनिधिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुफ्तार के अधिप्रमाणी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. वार्षिक भत्ता

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 01/09/2023

दिनांक जब लेख प्रतिनिधि या तलाश 01/09/2023

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

## भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम क्रम संख्या 2023018021071  
प्रयागराज

लेख या शर्चना पत्र प्रस्तुत करने का दिनांक 01/09/2023

प्रस्तुतकर्ता या प्रार्थी का नाम अब्दुल जलील एडवोकेट

लेख का प्रकार मुआयना 1993 वर्ष से 2023 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिनिधिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुफ्तार के अधिप्रमाणी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. वार्षिक भत्ता

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 01/09/2023

दिनांक जब लेख प्रतिनिधि या तलाश 01/09/2023

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

## भाग 1

भाग 1 की प्रतिनिधि पर फिर से लगाया जाने वाला

उपनिबन्धक सदर प्रथम क्रम संख्या 2023018021071  
प्रयागराज

अधिनियम 16 1908 की धारा 52 के अधीन राशी

प्रस्तुतकर्ता या प्रतिनिधि या तलाश प्रमाण पत्र के लिए प्रार्थी का नाम  
अब्दुल जलील एडवोकेट

1993 वर्ष से 2023 वर्ष तक

निष्पादक का नाम

लेख का प्रकार मुआयना

प्रतिफल की धनराशि 100

शर्चना पत्र प्रस्तुत करने का दिनांक 01/09/2023

दिनांक जब लेख प्रतिनिधि 01/09/2023

या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*[Handwritten signature]*