

**DATE: 30/04/2024**

**Client: Aurika Homes Private Limited**

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Title Search Report

in respect of

Land admeasuring 2.6699 Hectares (schedule of land attached hereunder) situated in the revenue estate of Mudiya Ahmed Nagar, Tehsil & District Bareilly, Uttar Pradesh (hereinafter referred as the “**the Property**”).

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Submitted by:

**SNG & PARTNERS,**  
Advocates & Solicitors,  
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## 1.0 GLOSSARY

Term	Meaning
<b>Client</b>	<b>Aurika Homes Private Limited</b>
<b>Jamabandhi / Khatauni</b>	Records of rights/ownership
<b>Mutation/ Intqal</b>	Revenue records evidencing transactions / change of ownerships by way of succession, sale, exchange etc.
<b>Rectangle/Killa</b>	Identification number of every block as per revenue records.
<b>Property</b>	Land admeasuring 2.6699 Hectares (schedule of land attached hereunder) situated in the revenue estate of Mudiya Ahmed Nagar, Tehsil & District Bareilly, Uttar Pradesh
<b>Owner/s</b>	<b>Aurika Homes Private Limited</b>
<b>Patwari</b>	Government employee who keeps all the records in respect of land under his area.
<b>ROC</b>	Registrar of Companies
<b>SNG</b>	SNG & Partners, Advocates & Solicitors.
<b>Scope of Works</b>	Means legal due diligence in respect of title of <b>the Property</b> mentioned above in the concerned Office of the Sub Registrar at Tehsil & District Bareilly, Uttar Pradesh, Online ROC search at MCA portal with the concerned Registrar of Company, and Online CERSAI search, and the Revenue Department at Village Mudiya Ahmed Nagar, Tehsil & District Bareilly, Uttar Pradesh for a period of 30 (Thirty) years.



## INTRODUCTION

### 2.0 BACKGROUND AND SCOPE OF WORK

**Aurika Homes Private Limited** (Hereinafter referred to as '**Client**') has instructed to conduct title search with respect to Land admeasuring 2.6699 Hectares (schedule of land attached hereunder) situated in the revenue estate of Mudiya Ahmed Nagar, Tehsil & District Bareilly, Uttar Pradesh (hereinafter referred as the "**the Property**"). The Client, has assigned SNG & Partners, Advocates & Solicitors having its corporate office at First Floor, 13, Babar Road, Bengali Market, New Delhi 110001 (Hereinafter referred as '**SNG**') to carry out legal due diligence in respect of title of **the Property** mentioned above in the concerned Office of the Sub Registrar at Tehsil & District Bareilly, Uttar Pradesh, Online ROC search at MCA portal with the concerned Registrar of Company, and Online CERSAI search, and the Revenue Department at Village Mudiya Ahmed Nagar, Tehsil & District Bareilly, Uttar Pradesh for a period of 30 (Thirty) years (Herein after referred to as "**Scope of Work**") and to submit a report in respect of **the Property** (Hereinafter referred to as '**Report**').

### 3.0 METHODOLOGY

Based upon the aforementioned scope of work, we have discussed the matter with the client's representatives and perused various documents and caused searches to be carried out at various offices as hereinafter appearing.

### 4.0 STRUCTURE OF THE REPORT

This Report is divided into sections. It is recommended that specific advice be sought from SNG for any clarification.

While preparing our report we have assumed the following:



- a) We have assumed that the copies of the documents perused by us are exact copies of original documents.
- b) To the extent possible, we have relied upon documents and records maintained at various offices as stated in the Report. Where such documents/ records were not available for review, we have relied upon the statements made by the concerned person and/or informal verbal information made available to us as stated in the Report.
- c) SNG has taken due and reasonable care for preparation of the Report which is also based on the information provided by the Patwari and other government officials of the revenue and registration authority etc. However, SNG shall not be responsible or in any way held liable, in the event of any loss and/ or damage suffered by Company on account of this Report.
- d) The decision of proceeding with or consummating the Proposed Transaction lies solely with the Company and our findings documented in this Report shall not, in any way, constitute a recommendation as to whether the Company should (or should not) consummate the Proposed Transaction.
- e) The Report is solely for the benefit of the Company, our client and no person (s) shall except with the consent of SNG rely on the Report or any part thereof and as such, be treated as confidential.

## 5.0 LIST OF DOCUMENTS SUBMITTED AND PERUSED

- a) Copy of Revenue records viz. Jamabandi with respect to the Property.
- b) Copy of Permission to Transfer Order dated 15/01/2016 bearing Letter No. 1182/1-3/Saat-bhulekh-Anu.(157Ka-2016) issued by The Office of Collector, Bareilly to Mr. Harish Kumar s/o Pati Ram with respect to land admeasuring 0.1840 Hectare comprised in Khata/Khatauni No. 00342, Khasra No. 163, and land



admeasuring 0.5693 Hectare being 7/9<sup>th</sup> share of land admeasuring 0.7320 Hectare comprised in Khata/Khatauni No. 00172, Khasra No. 168 [Total land admeasuring 0.7533 Hectare] situated in the revenue estate of Village Mudiya Ahmad Nagar, Tehsil & District Bareilly, Uttar Pradesh.

- c) Copy of Permission to Transfer Order dated 18/04/2016 bearing Letter No. 2151/1/Saat-bhulekh/Anu-98(1)/2016 issued by The Office of Collector, Bareilly to Mr. Jamuna Prasad s/o Late Kallu with respect to land admeasuring 0.7624 Hectare being 4/5 share of land admeasuring 0.9530 Hectare comprised in Khasra No. 256 situated in the revenue estate of Village Mudiya Ahmad Nagar, Tehsil & District Bareilly, Uttar Pradesh.
- d) Copy of Permission to Transfer Order dated 18/01/2016 bearing Letter No. 1187/1-3/Saat-bhulekh-Anu.(157Ka-2016) issued by The Office of Collector, Bareilly to Mrs. Durga alias Durga Azad w/o Mr. Harish Kumar with respect to land admeasuring 0.1540 Hectare comprised in Khata/Khatauni No. 00315, Khasra No. 161, and land admeasuring 0.1840 Hectare comprised in Khata/Khatauni No. 00314, Khasra No. 162, and land admeasuring 0.1840 Hectare comprised in Khata/Khatauni No. 00125, Khasra No. 164, and land admeasuring 0.1626 Hectare being 2/9<sup>th</sup> share of land admeasuring 0.7320 Hectare comprised in Khata/Khatauni No. 00172, Khasra No. 168, and land admeasuring 0.1906 Hectare being 1/5<sup>th</sup> share of land admeasuring 0.9530 Hectares comprised in Khata/Khatauni No. 00118, Khasra No. 256 [Total land admeasuring 0.874 Hectare] situated in the revenue estate of Village Mudiya Ahmad Nagar, Tehsil & District Bareilly, Uttar Pradesh.
- e) Copy of Sale Deed dated 12/05/2016 executed by Mr. Jamuna Prasad s/o Late Kallu in favour of M/s Anand Lifespace Development LLP through its Authorised Signatory Mr. Sachin Kumar Sharma with respect to land admeasuring 0.7624 Hectare being 4/5 share of land admeasuring 0.9530 Hectare comprised in Khasra No. 256 situated in the revenue estate of Village Mudiya Ahmad Nagar, Tehsil & District Bareilly, Uttar Pradesh.



The said Deed is duly registered as Document No. 4862 in Addl. Book No.I, Volume No. 7930 on Pages 329 to 364 registered on 12/05/2016.

- f) Copy of Sale Deed dated 28/03/2016 executed by Mr. Badshah s/o Mr. Kundan in favour of M/s Anand Lifespace Development LLP through its Authorised Signatory Mr. Sachin Kumar Sharma with respect to land admeasuring 0.2790 Hectare comprised in Khata/Khatauni No. 00301, Khasra No. 254 situated in the revenue estate of Village Mudiya Ahmad Nagar, Tehsil & District Bareilly, Uttar Pradesh.

The said Deed is duly registered as Document No. 3053 in Addl. Book No.I, Volume No. 7808 on Pages 325 to 358 registered on 28/03/2016.

- g) Copy of Sale Deed dated 05/02/2016 executed by Mr. Harish Kumar s/o Pati Ram in favour of M/s Anand Lifespace Development LLP through its Authorised Signatory Mr. Sachin Kumar Sharma with respect to land admeasuring 0.1840 Hectare comprised in Khata/Khatauni No. 00342, Khasra No. 163, and land admeasuring 0.5693 Hectare being 7/9<sup>th</sup> share of land admeasuring 0.7320 Hectare comprised in Khata/Khatauni No. 00172, Khasra No. 168 [Total land admeasuring 0.7533 Hectare] situated in the revenue estate of Village Mudiya Ahmad Nagar, Tehsil & District Bareilly, Uttar Pradesh.

The said Deed is duly registered as Document No. 1310 in Addl. Book No.I, Volume No. 7696 on Pages 294 to 324 registered on 05/02/2016.

- h) Copy of Sale Deed dated 05/02/2016 executed by Mrs. Durga alias Durga Azad w/o Mr. Harish Kumar in favour of M/s Anand Lifespace Development LLP through its Authorised Signatory Mr. Sachin Kumar Sharma with respect to land admeasuring 0.1540



Hectare comprised in Khata/Khatauni No. 00315, Khasra No. 161, and land admeasuring 0.1840 Hectare comprised in Khata/Khatauni No. 00314, Khasra No. 162, and land admeasuring 0.1840 Hectare comprised in Khata/Khatauni No. 00125, Khasra No. 164, and land admeasuring 0.1626 Hectare being 2/9<sup>th</sup> share of land admeasuring 0.7320 Hectare comprised in Khata/Khatauni No. 00172, Khasra No. 168, and land admeasuring 0.1906 Hectare being 1/5<sup>th</sup> share of land admeasuring 0.9530 Hectares comprised in Khata/Khatauni No. 00118, Khasra No. 256 [Total land admeasuring 0.8752 Hectare] situated in the revenue estate of Village Mudiya Ahmad Nagar, Tehsil & District Bareilly, Uttar Pradesh.

The said Deed is duly registered as Document No. 1309 in Addl. Book No.I, Volume No. 7696 on Pages 255 to 290 registered on 05/02/2016.

- i) Copy of Land Exchange Order dated 11/05/2018 passed by Office of Deputy District Magistrate, Sadar, District Bareilly to M/s Anand Lifespace Development LLP by which land admeasuring 1463.16 sq.mts. out of land comprised in Ghata No. 254 (0.279 Hect.) and Ghata No. 256 (0.953 Hect.) is alloed to be exchanged with land admeasuring 1089 Sq.Mtrs. out of land comprised in Ghata No. 196 (0.330 Hect.) situated in the revenue estate of Village Mudiya Ahmad Nagar, Tehsil & District Bareilly, Uttar Pradesh owned by the Government/Gram Sabha.
- j) Copy of Order dated 29/05/2018 for cancellation of Order dated 11/05/2018 passed by Office of Deputy District Magistrate, Tehsil & District Bareilly situated in the revenue estate of Village Mudiya Ahmad Nagar, Tehsil & District Bareilly, Uttar Pradesh.
- k) Copy of Sale Deed dated 05/09/2023 executed by M/s Anand Lifespace Development LLP through its Authorised Signatory Mr. Nasim Ahmed in favour of **M/s Aurika Homes Private Limited** with respect to land admeasuring 0.1540 Hectare comprised in Khasra No. 161, and land admeasuring 0.1840 Hectare comprised



in Khasra No. 162, and land admeasuring 0.1840 Hectare comprised in Khasra No. 164 [**Total land admeasuring 0.5220 Hect.**] situated in the revenue estate of Village Mudiya Ahmad Nagar, Tehsil & District Bareilly, Uttar Pradesh.

The said Deed is duly registered as Document No. 13769 in Addl. Book No.I, Volume No.14957 on Pages 387 to 436 registered on 05/09/2023.

- 1) Copy of Sale Deed dated 05/09/2023 executed by M/s Anand Lifespace Development LLP through its Authorised Signatory Mr. Nasim Ahmed in favour of **M/s Aurika Homes Private Limited** with respect to land admeasuring 0.1840 Hectare comprised in Khasra No. 163, and land admeasuring 0.7320 Hectare comprised in Khasra No. 168, and land admeasuring 0.2790 Hect. comprised in Khasra No. 254, and land admeasuring 0.9530 Hect. comprised in Khasra No. 256 [**Total land admeasuring 2.1480 Hectare**] situated in the revenue estate of Village Mudiya Ahmad Nagar, Tehsil & District Bareilly, Uttar Pradesh.

The said Deed is duly registered as Document No. 13091 in Addl. Book No.I, Volume No. 14555 on Pages 105 to 164 registered on 05/09/2023.

## **6.0 OFFICES VISITED**

### **6.1 Inspection at the office of the Sub-Registrar of Assurance, Tehsil & District Bareilly, Uttar Pradesh.**

As per the inspection and search conducted by us on the basis of the record produced before us for the last 30 years at the office of concerned Sub-Registrar of Assurances, **Aurika Homes Private Limited** is recorded owner of **the Property** and enjoys clear, legal and marketable title over **the Property**.



Plots No. 1, 2, 3, 4, 5 & 100, 101, 102, 103, 104, 105, 106, 107, 108, 109 & 110 total admeasuring 3255.44 Sq.Mtrs. forming part of the Property is mortgaged with Bareilly Development Authorityvide a duly registered Mortgage Deed bearing Document No. 5610 registered at the Office of Sub-Registrar of Assurance, Sadar-I, Bareli on 05/04/2024. Further, **Aurika Homes Private Limited** has created mortgage in favour of CSL Finance Limited by way of equitable mortgage.

### **6.2 Inspection at the Office/ Revenue Department of Village Mudiya Ahmed Nagar, Tehsil & District Bareilly, Uttar Pradesh.**

As per the inspection and search conducted by us on the basis of the record produced before us for the last 30 years at the office of concerned revenue records, **Aurika Homes Private Limited** is recorded owner of **the Property** and enjoys clear, legal and marketable title over **the Property**.

Plots No. 1, 2, 3, 4, 5 & 100, 101, 102, 103, 104, 105, 106, 107, 108, 109 & 110 total admeasuring 3255.44 Sq.Mtrs. forming part of the Property is mortgaged with Bareilly Development Authorityvide a duly registered Mortgage Deed bearing Document No. 5610 registered at the Office of Sub-Registrar of Assurance, Sadar-I, Bareli on 05/04/2024. Further, **Aurika Homes Private Limited** has created mortgage in favour of CSL Finance Limited by way of equitable mortgage.

### **6.3 Online Search available at MCA Portal of the Concerned Registrar of the Companies.**

We have conducted the online search at the MCA website of Registrar of Companies, to ascertain creation of mortgage if any, and found charges created in favour of CSL Finance Limited by the Owner Company over the Property.



**6.4 Online CERSAI search at Central Registry of Securitisation of Asset Reconstruction And Security Interest portal.**

As per online CERSAI search conducted by us, no details found with respect to the Property subject to SRO & ROC search mentioned above.

**7.0. DEVOLUTION OF TITLE**

**Land comprised in Khasra No. 161 (0.1540 Hectare), Khasra No. 162 (0.1840 Hectare), Khasra No. 164(0.1840 Hect.) situated in the revenue estate of Village Mudiya Ahmed Nagar, Tehsil & District Bareilly, Uttar Pradesh.**

As per Khatauni for the Fasli Year 1407-1412, 1413-1417, Mr. Bhupal, Mr. Janaki & Mr. Mihi Lal are recorded owners of the land comprised in Khasra No. 161 (0.1540 Hectare), Mr. Bhupal was recorded owner of the land comprised in Khasra No. 162 (0.1840 Hectare) and Mr. Janaki was recorded owner of the land comprised in Khasra No. 164(0.1840 Hect.).

After the death of Mr. Mihi Lal, his share in the land devolved upon his legal heirs viz. Mr. Attar Singh & Ms. Premwati and the same is recorded in the revenue records vide Mutation No. 11Kha dated 30/05/2008.

As per Khatauni for the Fasli Year 1418-1423, Mr. Bhupal, Mr. Janaki, Mr. Attar Singh & Ms. Premwati are recorded owners of the land comprised in Khasra No. 161 (0.1540 Hectare), Mr. Bhupal was recorded owner of the land comprised in Khasra No. 162 (0.1840 Hectare) and Mr. Janaki was recorded owner of the land comprised in Khasra No. 164(0.1840 Hect.).

After the death of Mr. Janaki, his share in the captioned land devolved upon his legal heirs viz. Mr. Reet Ram and the same is recorded in the revenue records vide Mutation No. 11Kha dated 06/04/2011.



After the death of Mr. Bhupal, his share in the captioned land devolved upon his legal heirs viz. Mr. Omkar Singh and the same is recorded in the revenue records vide Mutation No. 11Kha dated 31/10/2011.

Thereafter, Mr. Atar Singh, Mrs. Premwati, Mr. Omkar Singh through his attorney Mr. Harish Kumar & Mr. Reet Ram sold the captioned land to Ms. Durga Azad vide a duly registered Sale Deed bearing Document No. 7879 registered on 15/07/2015 and the same is recorded in the revenue records vide Mutation No. T20151213014269 dated 20/10/2015.

Thereafter, Ms. Durga alias Durga Azad (after obtaining requisite permission from The Office of Collector, Bareilly, Uttar Pradesh vide Order dated 18/01/2016 bearing Letter No. 1187/1-3/Saat-bhulekh-Anu.(157Ka-2016) sold the captioned land to M/s Anand Lifespace Development LLP vide a duly registered Sale Deed bearing Document No. 1309 registered on 05/02/2016 and the same is recorded in the revenue records vide Mutation No. T2016121301673 dated 16/03/2016.

As per Khatauni for the Fasli Year 1424-1429, 1430-1435, M/s Anand Lifespace Development LLP is recorded owner of the captioned land.

Thereafter, M/s Anand Lifespace Development LLP sold the captioned land to **M/s Aurika Homes Private Limited** vide a duly registered Sale Deed bearing Document No. 13769 registered on 05/09/2023 and the same is recorded in the revenue records.

Since then, **Aurika Homes Private Limited** continues to be recorded owner of the captioned land.

**Land comprised in Khasra No. 163 (0.1840 Hectare) situated in the revenue estate of Village Mudiya Ahmed Nagar, Tehsil & District Bareilly, Uttar Pradesh.**

As per Khatauni for the Fasli Year 1407-1412, 1413-1417, Mr. Mihi Lal was recorded owner of the land comprised in Khasra No. 163 (0.1840 Hectare).



After the death of Mr. Mihi Lal, his share in the land devolved upon his legal heirs viz. Mr. Attar Singh & Ms. Premwati and the same is recorded in the revenue records vide Mutation No. 11Kha dated 30/05/2008.

As per Khatauni for the Fasli Year 1418-1423, Mr. Attar Singh & Ms. Premwati was recorded owners of the captioned land.

Thereafter, Mr. Atar Singh & Mrs. Premwati sold the captioned land to Harish vide a duly registered Sale Deed bearing Document No. 7861 registered on 15/07/2015 and the same is recorded in the revenue records vide Mutation No. 20151213014152 dated 22/08/2015.

Thereafter, Mr. Harish Kumar (after obtaining requisite permission from The Office of Collector, Bareilly, Uttar Pradesh vide Order dated 15/01/2016 bearing Letter No. 1182/1-3/Saat-bhulekh-Anu.(157Ka-2016) sold the captioned land alongwith additional land to M/s Anand Lifespace Development LLP vide a duly registered Sale Deed bearing Document No. 1310 registered on 05/02/2016 and the same is recorded in the revenue records vide Mutation No. T2016121301672 dated 16/03/2016.

As per Khatauni for the Fasli Year 1424-1429, 1430-1435, M/s Anand Lifespace Development LLP is recorded owner of the captioned land.

Thereafter, M/s Anand Lifespace Development LLP sold the captioned land to **M/s Aurika Homes Private Limited** vide a duly registered Sale Deed bearing Document No. 13091 registered on 05/09/2023 and the same is recorded in the revenue records.

Since then, **Aurika Homes Private Limited** continues to be recorded owner of the captioned land.

**Land comprised in Khasra No. 254 (0.2790 Hectare) situated in the revenue estate of Village Mudiya Ahmed Nagar, Tehsil & District Bareilly, Uttar Pradesh.**



As per Khatauni for the Fasli Year 1413-1417, 1418-1423, 1424-1429, 1430-1435, Mr. Badshah was recorded owners of the land comprised in Khasra No. 254 (0.2790 Hectare).

Thereafter, Mr. Badshah sold the captioned land to M/s Anand Lifespace Development LLP vide a duly registered Sale Deed bearing Document No. 3053 registered on 28/03/2016 and the same is recorded in the revenue records vide Mutation No. 20161213011455 dated 09/08/2016.

Later, vide Order dated 11/05/2018 passed by Office of Deputy District Magistrate, Sadar, District Bareilly to M/s Anand Lifespace Development LLP by which land admeasuring 1463.16 sq.mts. out of land comprised in Ghata No. 254 (0.279 Hect.) and Ghata No. 256 (0.953 Hect.) is allowed to exchange with land admeasuring 1089 Sq. Mtrs. out of land comprised in Ghata No. 196 (0.330 Hect.) situated in the revenue estate of Village Mudiya Ahmad Nagar, Tehsil & District Bareilly, Uttar Pradesh owned by the Government/Gram Sabha and the same is recorded in the revenue records vide Mutation No. 2/2018 dated 11/05/2018. Thereafter, the aforesaid Order dated 11/05/2018 got cancelled vide Order dated 29/05/2018 issued by Office of Deputy District Magistrate, Sadar, District Bareilly and consequently the said exchange is at abeyance. Mutaiton with respect to the same is recorded in the revenue records vide Mutation No. T201812130102281 dated 29/05/2018.

Thereafter, M/s Anand Lifespace Development LLP sold the captioned land to **M/s Aurika Homes Private Limited** vide a duly registered Sale Deed bearing Document No. 13091 registered on 05/09/2023 and the same is recorded in the revenue records.

Since then, **Aurika Homes Private Limited** continues to be recorded owner of the captioned land.

**Land comprised in Khasra No. 256 (0.9530 Hectare) situated in the revenue estate of Village Mudiya Ahmed Nagar, Tehsil & District Bareilly, Uttar Pradesh.**



As per Khatauni for the Fasli Year 1407-1412, 1418-1423, Mr. Jamuna Prasad was recorded owners of the land comprised in Khasra No. 256 (0.9530Hectare).

Thereafter, Mr. Jamuna Prasad (after obtaining requisite permission from The Office of Collector, Bareilly, Uttar Pradesh vide Order dated 18/04/2016 bearing Letter No. 2151/1/Saat-bhulekh/ Anu-98(1)/2016) sold 1/5 share of the captioned land i.e. 1906 Hectare to Ms. Durga Azad vide a duly registered Sale Deed bearing Document No. 11551 registered on 12/09/2013 and the same is recorded in the revenue records vide Mutation No.29/15-16/T2016121301178 dated 15/01/2016.

Later, Ms. Durga alias Durga Azad (after obtaining requisite permission from The Office of Collector, Bareilly, Uttar Pradesh vide Order dated 18/01/2016 bearing Letter No. 1187/1-3/Saat-bhulekh-Anu.(157Ka-2016) sold 1/5<sup>th</sup> share of the captioned land to M/s Anand Lifespace Development LLP vide a duly registered Sale Deed bearing Document No. 1309 registered on 05/02/2016 and the same is recorded in the revenue records vide Mutation No. T2016121301673 dated 16/03/2016.

Further, Mr. Jamuna Prasad (after obtaining requisite permission from The Office of Collector, Bareilly, Uttar Pradesh vide Order dated 18/04/2016 bearing Letter No. 2151/1/Saat-bhulekh/ Anu-98(1)/2016) sold 4/5<sup>th</sup> share of the captioned land i.e. 0.7624 Hectare to M/s Anand Lifespace Development LLP vide a duly registered Sale Deed bearing Document No. 4862 registered on 12/05/2016 and the same is recorded in the revenue records vide Mutation bearing No. T20161213012110 dated 09/08/2016

Later, vide Order dated 11/05/2018 passed by Office of Deputy District Magistrate, Sadar, District Bareilly to M/s Anand Lifespace Development LLP by which land admeasuring 1463.16 sq.mts. out of land comprised in Ghata No. 254 (0.279 Hect.) and Ghata No. 256 (0.953 Hect.) is allowed to exchange with land admeasuring 1089 Sq. Mtrs. out of land comprised in Ghata No. 196 (0.330 Hect.) situated in the revenue estate of Village Mudiya Ahmad Nagar, Tehsil & District Bareilly, Uttar



Pradesh owned by the Government/Gram Sabha and the same is recorded in the revenue records vide Mutation No. 2/2018 dated 11/05/2018. Thereafter, the aforesaid Order dated 11/05/2018 got cancelled vide Order dated 29/05/2018 issued by Office of Deputy District Magistrate, Sadar, District Bareilly and consequently the said exchange is at abeyance. Mutation with respect to the same is recorded in the revenue records vide Mutation No. T201812130102281 dated 29/05/2018.

As per Khatauni for the Fasli Year 1424-1429, 1430-1435, Mr. Jamuna Prasad & M/s Anand Lifespace Development LLP are recorded owners of the captioned land.

Thereafter, M/s Anand Lifespace Development LLP sold the captioned land to **M/s Aurika Homes Private Limited** vide a duly registered Sale Deed bearing Document No. 13091 registered on 05/09/2023 and the same is recorded in the revenue records.

Since then, **Aurika Homes Private Limited** continues to be recorded owner of the captioned land.

**Land comprised in Khasra No. 168 (0.7319 Hectare) situated in the revenue estate of Village Mudiya Ahmed Nagar, Tehsil & District Bareilly, Uttar Pradesh.**

Please note that revenue records for the Fasli Year 1407-1412 is torned and not readable. Certificate bearing No. 16144 dated 14/07/2023 to this effect issued from Collectorate, Bareilly is attached hereunder.

As per Khatauni for the Fasli Year 1413-1417, Ms. Nanhi Devi was recorded owner of the land comprised in Khasra No. 168 (0.7319 Hectare).

After the death of Ms. Nanhi Devi, the captioned land devolved upon her legal heirs viz. Mr. Bhagwan Das, Mr. Ram Swaroop, Mr. Rajender and the same is recorded in the revenue records vide Mutation No. 11Kha dated 30/05/2008.



As per Khatauni for the Fasli Year 1418-1423, 1424-1429, Mr. Bhagwan Das, Mr. Ram Swaroop & Mr. Rajender are recorded owner of the captioned land.

Thereafter, Mr. Bhagwan Das sold his 1/3 share of the captioned land to Mr. Harish vide a duly registered Sale Deed bearing Document No. 7262 registered on 29/06/2015 and the same is recorded in the revenue records vide Mutation No. 412/15/T-20151213013984 dated 22/09/2015.

Thereafter, Mr. Ram Swaroop & Mr. Rajender sold their 2/9 share of the captioned land to Mr. Harish vide a duly registered Sale Deed bearing Document No. 2470 registered on 25/02/2014 and the same is recorded in the revenue records vide Mutation No. 20151213011074/T-20141213011494 dated 11/02/2015.

Further, Mr. Rajender sold his 2/9 share of the captioned land to Mr. Harish vide a duly registered Sale Deed bearing Document No. 13716 registered on 17/11/2014 and the same is recorded in the revenue records vide Mutation No.20141213017614 dated 09/02/2015 & 01/02/2016. Please note that reference of the aforesaid Sale Deed incorrectly captured as Document No. 27016 dated 17/11/2014 in the subsequent Sale Deed bearing Document No. 1310 dated 05/02/2016.

Thereafter, Mr. Ram Swaroop sold his remaining 2/9 share of the captioned land to Ms. Durga Azad vide a duly registered Sale Deed bearing Document No. 14238 registered on 28/11/2014 and the same is recorded in the revenue records vide Mutation No. 20141213017930 dated 09/02/2015 & 01/02/2016.

Later, Ms. Durga alias Durga Azad (after obtaining requisite permission from The Office of Collector, Bareilly, Uttar Pradesh vide Order dated 18/01/2016 bearing Letter No. 1187/1-3/Saat-bhulekh-Anu.(157Ka-2016) sold her 2/9 share of the captioned land i.e. 0.1626 Hectare to M/s Anand Lifespace Development LLP vide a duly registered Sale Deed bearing Document No. 1309 registered on 05/02/2016 and the same is recorded in the revenue records vide Mutation No. T2016121301673 dated 16/03/2016.



Thereafter, Mr. Harish Kumar (after obtaining requisite permission from The Office of Collector, Bareilly, Uttar Pradesh vide Order dated 15/01/2016 bearing Letter No. 1182/1-3/Saat-bhulekh-Anu.(157Ka-2016) sold his 7/9 share of the captioned land i.e. 0.5693 Hectares alongwith additional land to M/s Anand Lifespace Development LLP vide a duly registered Sale Deed bearing Document No. 1310 registered on 05/02/2016 and the same is recorded in the revenue records vide Mutation No. T2016121301672 dated 16/03/2016.

As per Khatauni for the Fasli Year 1430-1435 and since then, M/s Anand Lifespace Development LLP is recorded owner of the captioned land.

M/s Anand Lifespace Development LLP has obtained change of land use from Office of Deputy District Magistrate, Sadar, Bareilly and purpose of the land changed from agricultural to non-agricultural vide Case No. 33/2017 dated 23/06/2017.

Thereafter, M/s Anand Lifespace Development LLP sold the captioned land to **M/s Aurika Homes Private Limited** vide a duly registered Sale Deed bearing Document No. 13091 registered on 05/09/2023 and the same is recorded in the revenue records.

Since then, **Aurika Homes Private Limited** continues to be recorded owner of the captioned land.

## 8.0 AGRICULTURE LAND CEILING

Not Applicable

## 9.0 LAND USE

As per documents provided, **the Property** is residential/non-agriculture in nature.



## 10.0 POSSESSION

As per revenue records, the owner viz. M/s Aurika Homes Pvt. Ltd. have recorded possession of **the Property**.

**Please note that our observations on possession is based on and strictly confined to the legal /dejure possession of the owner company as per revenue records and we have not commented on defacto/actual physical possession of the land vis a vis the owner company.**

## 11.0 DUES OUTSTANDING

No

## 12.0 CONFIRMATION ON TITLE DOCUMENTS PROPERLY STAMPED AND REGISTERED

The title documents in respect of the Property owned by the company are properly executed, stamped and registered.

## 13.0 STATUS OF CUSTODY OF ORIGINAL TITLE DOCUMENTS AT THE TIME OF SUBMISSION OF REPORT

As per ROC search, we understand that the custody of the original title documents with respect to the Property is with **CSL Finance Limited**

## 14.0 CONCLUSION

- (a) This is a freehold Property.
- (b) The Property is underlying charge with CSL Finance Limited. Further, Plots No. 1, 2, 3, 4, 5 & 100, 101, 102, 103, 104, 105, 106, 107, 108, 109 & 110 total admeasuring 3255.44 Sq.Mtrs. forming part of the Property is mortgaged with Bareilly Development Authorityvide a duly registered Mortgage Deed bearing



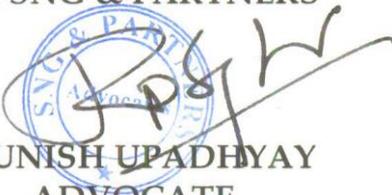
Document No. 5610 registered at the Office of Sub-Registrar of Assurance, Sadar-I, Bareilly on 05/04/2024.

- (c) Subject to above, we hereby confirm that **Aurika Homes Private Limited** is the recorded owner of **the Property** and enjoy clear, legal and marketable title over the **Property**.

Should you desire any further information and/or clarification please do revert to us.

Thanking You,

Yours Faithfully,  
for SNG & PARTNERS

  
MUNISH UPADHYAY  
ADVOCATE

**BAR COUNCIL OF DELHI**  
**ENROLMENT NO.:D/699/99**



**SCHEDULE OF LAND ADMEASURING 2.6699 HECTARES  
SITUATED IN THE REVENUE ESTATE OF MUDIYA  
AHMED NAGAR, TEHSIL & DISTRICT BAREILLY, UTTAR  
PRADESH - OWNED BY AURIKA HOMES PRIVATE  
LIMITED**

<b>Khasra No.</b>	<b>Area in Hectare</b>	<b>Shares</b>
161	0.1540	Full share
162	0.1840	Full share
163	0.1840	Full share
164	0.1840	Full share
168	0.7320	Full share
254	0.2790	Full share
256	0.9530	Full share
<b>Total</b>	<b>2.6699</b>	

