

A.N.SHUKLA

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office:-
4 Hariom Nagar II Civil Lines, Gorakhpur
Resi:-
63 M, Shivpur Sahbazganj - Gorakhpur

TO WHOM IT MAY CONCERN

I, Achyuta Nand Shukla, Senior Advocate, do hereby certify
that my Enrolment number of Bar Council of U.P. is 2547 of
1994.

(A. N. Shukla)



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SPECIAL REPORT OF TITLE

Reg : Paalm Paradise Phase-V (Tower I & J) at Village Talramgarh Deoria Bypass Road Gorakhpur
admeasuring 6387 Sq. Mtr. Belonging to M/s Aisshpra Lifespaces.

A	Particulars				
1.	<table><tr><td>Name of Title Holder</td><td>V.S. Textiles & Finance Pvt. Ltd. 8 Ganesh Chand Avenue First Floor Kolkatta (WB) ths its Director Madu Saraf W/o Anoop Saraf R/o Saraf Sadan Gandhi Gali Golghar, Gorakhpur</td></tr><tr><td>Details of Property</td><td>Arazi No. 1021/2, 1022/2, 1167, 1168, 1162mi Total Area 1300.8922 Sq. Mtr. (35.14 Dismal) situated at talramgarh, Tehsil-Sadar, Gorakhpur</td></tr></table>	Name of Title Holder	V.S. Textiles & Finance Pvt. Ltd. 8 Ganesh Chand Avenue First Floor Kolkatta (WB) ths its Director Madu Saraf W/o Anoop Saraf R/o Saraf Sadan Gandhi Gali Golghar, Gorakhpur	Details of Property	Arazi No. 1021/2, 1022/2, 1167, 1168, 1162mi Total Area 1300.8922 Sq. Mtr. (35.14 Dismal) situated at talramgarh, Tehsil-Sadar, Gorakhpur
Name of Title Holder	V.S. Textiles & Finance Pvt. Ltd. 8 Ganesh Chand Avenue First Floor Kolkatta (WB) ths its Director Madu Saraf W/o Anoop Saraf R/o Saraf Sadan Gandhi Gali Golghar, Gorakhpur				
Details of Property	Arazi No. 1021/2, 1022/2, 1167, 1168, 1162mi Total Area 1300.8922 Sq. Mtr. (35.14 Dismal) situated at talramgarh, Tehsil-Sadar, Gorakhpur				

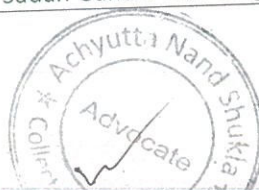
B. Investigations of Title

I have thoroughly gone through the certified copy and original sale deed registered on 04.01.2013 and khatauni of the said property got verified and found genuine and valid.

The contents of the registered sale deed dated 04.01.2013 reveal that in the year 1987 Sri Jaihind S/o Late Asharafi Lal, Smt Basanti Devi W/o Late Asharafi, Nebulal S/o Chigurdi, R/o Villlage - Talramgarh, Tappa & Pargna - Haveli, Tehsil - Sadar, Gorakhpur and Babulal, Mahendra S/o Nawer and Pankaj S/o Chootelal R/o Village - Gayghat, Tehsil - Sadar, Gorakhpur where the owner of said property. The above mentioned owners of the said property has sold out a plot area 1300.8922 Sq. Mtr. (32.14 Dismil) for the said land with full consideration to V.S. Textiles & Finance Pvt. Ltd. 8 Ganesh Chand Avenue First Floor Kolkatta (WB) ths its Director Madu Saraf W/o Anoop Saraf R/o Saraf Sadan Gandhi Gali Golghar, Gorakhpur by the execution of registered sale deed dated 02/04/2013 Book No. 1, Zild No. 9094, Pages 391-436 & Serial No. 3661 in the office of the Sub-Registrar Second, Sadar, District Gorakhpur. Then under full consideration both title and possession were passed and mutated in revenue record and becomes bhumidhar with transferable right. There is no prior mortgage/charges/encumbrance on the aforesaid property. Thus the said property is free from all sorts and encumbrances.

Whether title deed (S) given to the counsel are original or copy of the documents. (As Above)

A	Particulars		
2.	<table><tr><td>Name of Title Holder</td><td>Aisshpra Life Spaces Pvt. Ltd. its director atul saraf S/o Sri Balkrishna Saraf R/o Saraf Sadan Gandhi Gali Golghar, Gorakhpur</td></tr></table>	Name of Title Holder	Aisshpra Life Spaces Pvt. Ltd. its director atul saraf S/o Sri Balkrishna Saraf R/o Saraf Sadan Gandhi Gali Golghar, Gorakhpur
Name of Title Holder	Aisshpra Life Spaces Pvt. Ltd. its director atul saraf S/o Sri Balkrishna Saraf R/o Saraf Sadan Gandhi Gali Golghar, Gorakhpur		



	Details of Property	Arazi No. 1040, 1167, 1168, 1193/1, 1194/1, 1195/1, 1199/1 Total Area 85.00 Sq. Mtr. – (21.00 Dismal), situated at talramgarh, Tehsil- Sadar, Gorakhpur
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B. Investigations of Title

I have thoroughly gone through the certified copy and original sale deed registered on 05.09.2014 and khatauni of the said property got verified and found genuine and valid.

The contents of the registered sale deed dated 05.09.2014 reveal that in the year 1987 Dhanpat S/o Adharey, Rampati S/o Badari, Ramjeet Urf Ramdhani, Rampreet S/o Ganga R/o Village – Talramgarh, Tappa & Pargana – Haweli, Tehsil – Sadar, Gorakhpur where the owner of said property. The above mentioned owners of the said property has sold out a plot area 85.00 Sq. Mtr. (21.00 Dismil) for the said land with full consideration to Aishpra Life Spaces Pvt. Ltd. Through director atul saraf S/o Sri Balkrishna Saraf R/o Saraf Sadan Gandhi Gali Golghar, Gorakhpur by the execution of registered sale deed dated 05/09/2014 Book No. 1, Zild No. 10531, Pages 183-214 & Serial No. 10111 in the office of the Sub-Registrar Second, Sadar, District Gorakhpur. Then under full consideration both title and possession were passed and mutated in revenue record and becomes bhumidhar with transferable right.

There is no prior mortgage/charges/encumbrance on the aforesaid property. Thus the said property is free from all sorts and encumbrances.

Whether title deed (S) given to the counsel are original or copy of the documents. (As Above)

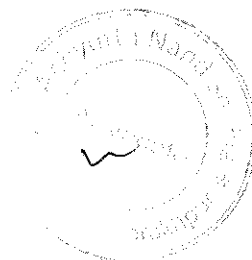
A Particulars

3.	Name of Title Holder	M/s Aishpra Life Spaces partner B.N. Textiles & Investment Pvt Ltd its director atul saraf S/o Sri Balkrishna Saraf R/o Saraf Sadan Gandhi Gali Golghar, Gorakhpur
	Details of Property	Arazi No. 1167, 1168, 958, 1193/1, 1194/1, 1195/1, 1199/1, Total Area 2250.00 Sq. Mtr. – (55.60 Dismal), situated at talramgarh, Tehsil-Sadar, Gorakhpur

B. Investigations of Title

I have thoroughly gone through the certified copy and original sale deed registered on 07.05.2015 and khatauni of the said property got verified and found genuine and valid.

The contents of the registered sale deed dated 07.05.2015 reveal that in the year 1987 Hariram S/o Chigurdi, Devendra Kumar, Ashok Kumar, Abhimanyu, Amit Kumar S/o Seetaram Smt Runa Devi W/o Late Seetaram, Ramjas S/o Harishchandra R/o Village – Talramgarh, Tappa & Pargana – Haweli, Tehsil – Sadar, Gorakhpur and Smt Champa W/o Paras (D/o Ramrati), Smt Chameli W/o Santraj (D/o Ramrati) R/o Piprapur Urf Bahrapur Tehsil – Sadar, Gorakhpur, Smt Bashanti W/o Ramjeet (D/o Ramrati) R/o Bashaiya Urf Kaptanganj, Kushinagar, Jalusana D/o Ramrati R/o Piprapur Urf Bahrapur, Tehsil – Sadar, Gorakhpur where the owner of said property. The above mentioned owners of the said property has sold out a plot area 2250.00 Sq. Mtr. – (55.60 Dismal) for the said land with full consideration to M/s Aishpra Life Spaces partner B.N. Textiles & Investment Pvt Ltd



Through director atul saraf S/o Sri Balkrishna Saraf R/o Saraf Sadan Gandhi Gali Golghar, Gorakhpur by the execution of registered sale deed dated 07/05/2015 Book No. 1, Zild No. 11117, Pages 1-44 & Serial No. 4576 in the office of the Sub-Registrar Second, Sadar, District Gorakhpur. Then under full consideration both title and possession were passed and mutated in revenue record and becomes bhumidhar with transferable right.

There is no prior mortgage/charges/encumbrance on the aforesaid property. Thus the said property is free from all sorts and encumbrances.

Whether title deed (S) given to the counsel are original or copy of the documents. (As Above)

A Particulars

4.	Name of Title Holder	V.S. Textiles & Finance Pvt. Ltd. 8 Ganesh Chand Avenue First Floor Kolkatta (WB) ths its Director Atul Saraf W/o Sri Bal Krishna Saraf R/o Saraf Sadan Gandhi Gali Golghar, Gorakhpur
	Details of Property	Arazi No. 1167, 1168 Total Area 2595.00 Sq. Mtr. (64.18 Dismal) situated at talramgarh, Tehsil-Sadar, Gorakhpur

B. Investigations of Title

I have thoroughly gone through the certified copy and original sale deed registered on 03.03.2016 and khatauni of the said property got verified and found genuine and valid.

The contents of the registered sale deed dated 03.03.2016 reveal that in the year 1987 Smt Malti Tiwari W/o Anuksha Mani Tiwari R/o Villlage – Bal Bhatti, Post – Vimuti, Tehsil – Gola, Gorakhpur Hal Mukam Siddharthnagar Colony, Taramandal Road, Gorakhpur where the owner of said property. The above mentioned owners of the said property has sold out a plot area 2595.00 Sq. Mtr. (64.18 Dismal) for the said land with full consideration to V.S. Textiles & Finance Pvt. Ltd. 8 Ganesh Chand Avenue First Floor Kolkatta (WB) ths its Director Atul Saraf W/o Sri Bal Krishna Saraf R/o Saraf Sadan Gandhi Gali Golghar, Gorakhpur by the execution of registered sale deed dated 03/03/2016 Book No. 1, Zild No. 11995, Pages 337-368 & Serial No. 2283 in the office of the Sub-Registrar Second, Sadar, District Gorakhpur. Then under full consideration both title and possession were passed and mutated in revenue record and becomes bhumidhar with transferable right.

There is no prior mortgage/charges/encumbrance on the aforesaid property. Thus the said property is free from all sorts and encumbrances.

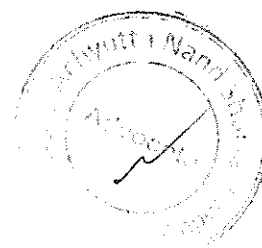
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A Particulars

5.	Name of Title Holder	V.S. Textiles & Finance Pvt. Ltd. 8 Ganesh Chand Avenue First Floor Kolkatta (WB) ths its Director Atul Saraf W/o Sri Bal Krishna Saraf R/o Saraf Sadan Gandhi Gali Golghar, Gorakhpur
	Details of Property	Arazi No. 1016/2, 1017/2, 1193/1, 1194/1, 1195/1, 1199/1, 991, 992, 1006, 1167, 1168, 1007 Total Area 2064.00 Sq. Mtr. (51.00 Dismal) situated at talramgarh, Tehsil-Sadar, Gorakhpur

B. Investigations of Title

I have thoroughly gone through the certified copy and original sale deed registered on 14.12.2016 and khatauni of the said property got verified and found genuine and valid.



The contents of the registered sale deed dated 14.12.2016 reveal that in the year 1987 Paras, Sahbali S/o Jiyut, Rajendra, Munib, Gopi, Lalmohan, Ramratan, Jogendra S/o Sriram, Smt Gujrati W/o Sriram Rampreet, Nebulal S/o Late Laldhar, Smt Ziriya Devi W/o Late Laldhar, Horil S/o Late Dhurai, Singhasan, Raghunath, Amarnath, Vijay S/o Devicharan Smt Koili W/o Late Devicharan Govind S/o Khedan, Bechu S/o Badri R/o Village – Talramgarh, Tappa & Pargna – Haveli, Tehsil – Sadar, where the owner of said property. The above mentioned owners of the said property has sold out a plot area 2064.00 Sq. Mtr. (51.00 Dismal) for the said land with full consideration V.S. Textiles & Finance Pvt. Ltd. 8 Ganesh Chand Avenue First Floor Kolkatta (WB) ths its Director Atul Saraf W/o Sri Bal Krishna Saraf R/o Saraf Sadan Gandhi Gali Golghar, Gorakhpur by the execution of registered sale deed dated 14/12/2016 Book No. 1, Zild No. 12593, Pages 291-398 & Serial No. 12714 in the office of the Sub-Registrar Second, Sadar, District Gorakhpur. Then under full consideration both title and possession were passed and mutated in revenue record and becomes bhumidhar with transferable right.

There is no prior mortgage/charges/encumbrance on the aforesaid property. Thus the said property is free from all sorts and encumbrances.

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