

Pawan Kumar Gupta

Advocate

Legal Advisor: Punjab National Bank,
Canara Bank, Central Bank of India &
Bank of Baroda



Office/Chamber: Infront of City Magistrate Court
Collectrate Compound Jhansi
Resi: 115, Bankers Colony in front of Hanuman &
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To
The Manager/President
Uttar Pradesh Real Estate Regulatory Authority
Lucknow U.P.

SPECIAL REPORT ON TITLE

Reg : Property situated at – Opinion on investigation of the Title and obtaining of search. In respect of property of Proposed Residential Township/Group Housing Colony Name As “Rashail Crown Place” to be develop on Rakwa/Area 26729.80 Sq. Mtr. Part of land Arazi No. 250mi, 360, 361, 362, 363, 364 & 373 Situated at Mouza Marry Tehsil & Distt. Jhansi.

Belonging to: AS Properties LLP through Partner Shri Shailendra Yadav S/o Shri Rakesh Yadav R/o 184, Kanpur Four Lane Mouza Marry Tehsil & Distt. Jhansi.

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A. PARTICULARS a. Name of the Proposed Purchaser/Mortgager with address : b. Present Owner :	AS Properties LLP through Partner Shri Shailendra Yadav S/o Shri Rakesh Yadav R/o 184, Kanpur Four Lane Mouza Marry Tehsil & Distt. Jhansi. -----Do-----
2. Name of the person offering Mortgage with parentage/constitution and address	AS Properties LLP through Partner Shri Shailendra Yadav S/o Shri Rakesh Yadav R/o 184, Kanpur Four Lane Mouza Marry Tehsil & Distt. Jhansi.
3. Details of the property to be mortgaged: Boundaries of property as per sale deed:- Boundaries of property as per present:-	Residential Township/Group Housing Colony Name As “Rashail Crown Place” to be develop on Rakwa/Area 26729.80 Sq. Mtr. Part of land Arazi No. 250mi, 360, 361, 362, 363, 364 & 373 Situated at Mouza Marry Tehsil & Distt. Jhansi. Not mentioned in sale deed. Approved Lay Out Plan of project “Rashail Crown Place” is enclosed here with from Jhansi Development Authority.

B. INVESTIGATIONS

1. Details of the title deeds/documents (including Link Deeds/Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration. From the Perusal of aforesaid documents, and inspection of the record index book no. II which are available in the office of sub registrar (Reg.) Jhansi for 30 preceding year i.e. 01/01/1996 to 15/10/2025 in respect of the above mention property it is found that AS Properties LLP has purchased land of Arazi No. 250mi, 360, 361, 362, 363, 364 & 373 Situated at Mouza Marry Tehsil & Distt. Jhansi. total measuring Area 26729.80 Sq. Mtr. Through following title deeds & chain of title & Project “Rashail Crown Place” to be built.



Chain- 1st

Previously Shri Ramsevak & Shri Prakash & Shri Komal Ss/o Shri Deeney was the recorded Co-owner & Co-possessor of land arazi no. 362, 364mi, 373 & other Arazi Situated at Mouza Marry Tehsil & Distt. Jhansi. as per khatouni khata No. 294 fasli 1413-1418 fasli.

After that Shri Ramsevak Alias Sevak & Shri Prakash & Shri Komal Vishvakarma Ss/o Lt. Shri Deeney R/o 140, Gram Marry Tehsil & Distt. Jhansi executed a sale deed in favor of AS Properties LLP R/o Near Sarkari School Marry through Partner Shri Shailendra Yadav S/o Shri Rakesh Yadav R/o 184, Kanpur Four Lane Mouza Marry Tehsil & Distt. Jhansi & Sold Land Part of Arazi No. 362, 364mi, 373 Rakwa 0.642 hect. & Other Arazi Situated at Mouza Marry Tehsil & Distt. Jhansi. Which is registered in SRO-Jhansi in Book No. I Zild No. 9305 Page No. 303-332 at Sr. No. 6019 on dt. 16/07/2021 & transferred its ownership & possession to said firm and the name of said firm mutated in revenue record in Mouza Marry Tehsil & Distt. Jhansi.

Chain- 2nd

Previously Shri Nathuva S/o Shri Dhan Singh was the recorded owner & possessor of land arazi no. 363 & other Arazi Situated at Mouza Marry Tehsil & Distt. Jhansi. As per khatouni khata No. 100 fasli 1413-1418 fasli.

After that Shri Nathuva Alias Natthu S/o Shri Dhan Singh R/o Gram Raksha Tehsil & Distt. Jhansi executed a sale deed in favor of Shri Vrindaban S/o Shri Lota R/o Gram Marry Tehsil & Distt. Jhansi & Sold Land Arazi No. 363, Rakwa 0.117 hect. Situated at Mouza Marry Tehsil & Distt. Jhansi. Which is registered in SRO-Jhansi in Book No. I Zild No. 6391 Page No. 55-78 at Sr. No. 9063 on dt. 30/12/2015 & transferred its ownership & possession to said firm and the name of said firm mutated in revenue record in Mouza Marry Tehsil & Distt. Jhansi.

After that Shri Vrindaban S/o Shri Lota R/o 116, Gram Marry Tehsil & Distt. Jhansi executed a sale deed in favor of AS Properties LLP R/o Near Sarkari School Marry through Partner Shri Shailendra Yadav S/o Shri Rakesh Yadav R/o 184, Kanpur Four Lane Mouza Marry Tehsil & Distt. Jhansi & Sold residential plot-cum house Area 1170 Sq. Mtr. part of Arazi no. 363 Situated at Mouza Marry Tehsil & Distt. Jhansi. Which is registered in SRO-Jhansi in Book No. I Zild No. 10507 Page No. 1-16 at Sr. No. 11049 on dt. 31/10/2023 & transferred its ownership & possession to said firm.

Chain- 3rd

Previously Shri Meena W/o Shri Munnalal was the recorded owner & possessor of land arazi no. 360, 361 & other Arazi Situated at Mouza Marry Tehsil & Distt. Jhansi. As per khatouni khata No. 303 fasli 1413-1418 fasli.

Smt. Meena Yadav W/o Shri Munnalal R/o 60, Gram Bamhrouli Tehsil Moth Distt. Jhansi executed a sale deed in favor of Radhe Radhe Farm Houses LLP through Partner Shri Mayank Gupta S/o Shri Kailash Narayan Gupta R/o 69, Kariappa Marg Cantt. in front of BSNL Exchane Tehsil & Distt. Jhansi & sold land Arazi no. 360 & 361 Rakwa 0.506 hect. Situated at Mouza Marry Tehsil & Distt. Jhansi. Which is registered in SRO-Jhansi in Book No. I Zild No. 9418 Page No. 325-340 at Sr. No. 7954 on dt. 13/09/2021 & transferred its ownership & possession to said firm and the name of said firm mutated in revenue record in Mouza Marry Tehsil & Distt. Jhansi.

After that Radhe Radhe Farm Houses LLP through Partner Shri Mayank Gupta S/o Shri Kailash Narayan Gupta R/o 69, Kariappa Marg Cantt. in front of BSNL Exchane Tehsil & Distt. Jhansi executed a sale deed in favor of AS Properties LLP R/o Near Sarkari School Marry through Partner Shri Shailendra Yadav S/o Shri Rakesh Yadav R/o 184, Kanpur Four Lane Mouza Marry Tehsil & Distt. Jhansi & sold land Arazi no. 360 & 361 Rakwa 0.506 hect. & other Arazi Situated at Mouza Marry Tehsil & Distt. Jhansi. Which is registered in SRO-Jhansi in Book No. I Zild No. 9868 Page No. 331-348 at Sr. No. 8614 on dt. 18/08/2022 & transferred its ownership & possession to said firm and the name of said firm mutated in revenue record in Mouza Marry Tehsil & Distt. Jhansi.

Chain- 4th

Shri Kashiram S/o Shri Kanai was the recorded owner & possessor of land arazi no. 250mi, 250, 250, & other Arazi Situated at Mouza Marry Tehsil & Distt. Jhansi. As per khatouni khata No. 39 fasli 1413-1418 fasli.

Shri Puroshattam S/o Shri Kanai was the recorded owner & possessor of land arazi no. 250mi, 250mi, 250, & other Arazi Situated at Mouza Marry Tehsil & Distt. Jhansi. As per khatouni khata No. 39 fasli 1413-1418 fasli.

After that Shri Kashiram Kushwaha S/o Shri Kanai Alias Kanehiyalal R/o 213, Marry Tehsil & Distt. Jhansi & Shri Puroshattam Kushwaha S/o Kanai Alias Kanhai R/o 214, Marry Tehsil & Distt. Jhansi executed a sale deed in favor of AS Properties LLP R/o Near Sarkari School Marry through Partner Shri Shailendra Yadav S/o Shri Rakesh Yadav R/o 184, Kanpur Four Lane Mouza Marry Tehsil & Distt. Jhansi & sold land Arazi no. 250mi, 250mi, 250, 347mi Rakwa 1.303 hect. sold by Puroshattam & land Arazi no. 250mi, 250, 250, 347mi Rakwa 1.303 hect. sold by Kashiram Situated at Mouza Marry Tehsil & Distt. Jhansi. Which is registered in



SRO-Jhansi in Book No. I Zild No. 10331 Page No. 311-330 at Sr. No. 8275 on dt. 02/09/2023 & transferred its ownership & possession to said firm and the name of said firm mutated in revenue record in Mouza Marry Tehsil & Distt. Jhansi.

Therefore as per above noted description AS Properties LLP has purchased land Arazi No. 250mi, 360, 361, 362, 363, 364 & 373 rakwa (0.747+0.062+0.747+0.506+0.642+0.117) = 2.821 hect. i.e. 28210 Sq. Mtr. Situated at Mouza Marry Tehsil & Distt. Jhansi.

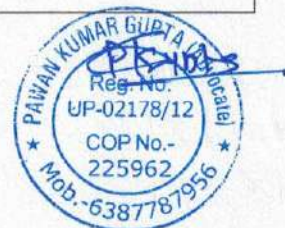
After that AS Properties LLP R/o Near Sarkari School Marry through Partner Shri Shailendra Yadav S/o Shri Rakesh Yadav R/o 184, Kanpur Four Lane Mouza Marry Tehsil & Distt. Jhansi got a Approved Lay out plan dt. 10/10/2025 from Jhansi Development Authority for residential Township develop project known as "RASHAIL CROWN PALACE" to be built on area 26729.80 Sq. Mtr. on Arazi No. 250mi, 360, 361, 362, 363, 364 & 373 Mouza Marry Tehsil & Distt. Jhansi. Total No. of Unit 36 in "RASHAIL CROWN PALACE".

Plot No. RC-01 & RC-02 & Resicom 01-06 is already mortgaged in Jhansi Development Authority.

Now AS Properties LLP R/o Near Sarkari School Marry through Partner Shri Shailendra Yadav S/o Shri Rakesh Yadav R/o 184, Kanpur Four Lane Mouza Marry Tehsil & Distt. Jhansi is absolute owner & in possession to the property as such the chain of title to the property is complete which is perfect, clear valid marketable title over the said property.

From the inspection of the record index book no. II which are available in the office of sub registrar Jhansi it is found that the said property is free from all encumbrances lien charges.

2.	Whether certified copies have been obtained from the Registrar's office.	Yes obtained.
3.	Whether the document in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	Yes, Compared No, doubt or Suspicion.
4.	Whether the registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office ?	-----Yes-----
5.	Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars a stated in the certified copy as obtained from the registrar's office?	-----Yes-----
6.	Whether the photographs of parties as affixed in conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	-----Yes-----
7.	Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar' office? If not, variations be specified. What is its effect?	-----Yes-----
8.	Whether the property has been mutated in the name of the person offering the mortgage	-----Yes-----
9.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	-----Yes-----
10.	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for non- agricultural purposes).	-----No-----



11.	Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of property to residents outside the State).	-----No-----
12.	Whether all the approvals, clearance/ sanction required for creation of the mortgage have been obtained? If not obtained what are such sanction, approvals and clearances yet to be obtained?	-----N/A-----
13.	Whether the property is ancestral/or under joint ownership or the minor is having interest in the property? Is so, its effect thereof.	Property is not Ancestral. No, having interest of minor in this property.
14.	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	----N/A----
15.	Whether Urban Land Ceiling Act is applicable in the State where the property is located?	---N/A---
16.	In case of leasehold property, whether permission/NOC from the lesser is required for creation of mortgage? Whether permission of the lesser/NOC is obtained?	----N/A----
17.	What is the rate of sharing of unearned income with lesser, in the event of sale of the property?	---N/A---
18.	Whether copy of title deed favoring lesser (other than Govt.) is made available to examine the validity of the lease?	---N/A---
19.	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	-----N/A-----
20.	Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	----No----
21.	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	----N/A----
22.	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation).	----No----
23.	Whether the Owners title valid, absolute, clear, marketable one ?	-----Yes ----
24.	Based on the documents available whether the owners title is saleable?	--- Yes---
25.	Based on the documents available whether the owners title is transferable?	--- Yes---
26.	Whether the mortgaged property is enforceable under SARFAESI Act – 2002.	-----Yes-----

DATE : 21/10/2025
PLACE : JHANSI

PAWAN KUMAR GUPTA
(NAME OF THE COUNSEL)



Pawan Kumar Gupta

Advocate

Legal Advisor: Punjab National Bank,
Canara Bank, Central Bank of India &
Bank of Baroda



Office/Chamber: Infront of City Magistrate Court
Collectrate Compound Jhansi
Resi: 115, Bankers Colony in front of Hanuman &
Temple Shivpuri Main Road Sipri Bazar Jhansi
Mob: 6387787956
Email ID: pawangupta.jhansi@gmail.com

CERTIFICATE

ENTRY SERIAL No REGISTER NO.....OF YEAR 2025

(Counsel to give serial no. to the certificate as entered in register of Searches maintained by him)

To
The Manager/President
Uttar Pradesh Real Estate Regulatory Authority
Lucknow U.P.

Date:- 21/10/2025

Opinion on investigation of the Title and obtaining of search. In respect of Property of Proposed Residential Township/Group Housing Colony Name As "Rashail Crown Place" to be develop on Rakwa/Area 26729.80 Sq. Mtr. Part of land Arazi No. 250mi, 360, 361, 362, 363, 364 & 373 Situated at Mouza Marry Tehsil & Distt. Jhansi.

As per your requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed.

I hereby certify that the registration particulars – number, date and page particulars etc. as shown in the original title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar/Registrar of assurances as well as with certified copy of the title deed, which was obtained by me in the branch is enclosed with this certificate.

I further certify that the photograph of pervious owner and of intending mortgagor affixed/seen in the title deed tally with records of registration office as well as certified copy of the title deed.

Chain of title relation to the property is complete as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of the office of Sub-Registrar/Registrar of assurances and also form the records of other appropriate authorities.

- 1) Certified copy of sale deed registered in SRO-Jhansi in Book No. I Zild No. 9305 Page No. 303-332 at Sr. No. 6019 on dt. 16/07/2021.
- 2) Certified copy of sale deed registered in SRO-Jhansi in Book No. I Zild No. 10507 Page No. 1-16 at Sr. No. 11049 on dt. 31/10/2023.
- 3) Certified copy of sale deed registered in SRO-Jhansi in Book No. I Zild No. 6391 Page No. 55-78 at Sr. No. 9063 on dt. 30/12/2015.
- 4) Certified copy of sale deed registered in SRO-Jhansi in Book No. I Zild No. 9868 Page No. 331-348 at Sr. No. 8614 on dt. 18/08/2022.
- 5) Certified copy of sale deed registered in SRO-Jhansi in Book No. I Zild No. 9418 Page No. 325-340 at Sr. No. 7954 on dt. 13/09/2021.
- 6) Certified copy of sale deed registered in SRO-Jhansi in Book No. I Zild No. 10331 Page No. 311-330 at Sr. No. 8275 on dt. 02/09/2023.

I shall be liable/responsible, If any loss is caused to the Bank due to negligence on my part in making the search and Bank has the unqualified right to publish may name for including in the caution list being maintained by the INDIAN BANKS ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks/Financial Institutions.

The search report of which is annexed hereto, conducted by me, for the period from 01/01/1996 to 15/10/2025 receipt no. 2025191032542 dt. 17/10/2025 does not disclose any encumbrances.

I have not given opinion earlier on investigation of title relation to the same property as detailed hereunder:

- (a) Name of lender – N/A
- (b) Date of opinion & reference no. (If any) ---
- (c) Remarks-



I find no defects in the title of the person offering mortgage:-

I hereby certify that **AS Properties LLP through Partner Shri Shailendra Yadav S/o Shri Rakesh Yadav R/o 184, Kanpur Four Lane Mouza Marry Tehsil & Distt. Jhansi.** have a clear, valid and marketable title over the above said property and he is competent to create the mortgage.

The Valid mortgage can be created by deposit of the following original title deed. The said title deeds are Original and genuine and are not duplicate or fake as observed by me.

(give hereunder details of title deeds which are required to be deposited to create equitable mortgage)

- A) Original & Certified copy of sale deed executed by Shri Ramsevak Alias Sevak & Shri Prakash & Shri Komal Vishvakarma Ss/o Lt. Shri Deeney in favor of AS Properties LLP through Partner Shri Shailendra Yadav S/o Shri Rakesh Yadav. Which is registered in SRO-Jhansi in Book No. I Zild No. 9305 Page No. 303-332 at Sr. No. 6019 on dt. 16/07/2021.
- B) Original & Certified copy of sale deed executed by Shri Vrindaban S/o Shri Lota in favor of AS Properties LLP through Partner Shri Shailendra Yadav S/o Shri Rakesh Yadav. Which is registered in SRO-Jhansi in Book No. I Zild No. 10507 Page No. 1-16 at Sr. No. 11049 on dt. 31/10/2023.
- C) Original & Certified copy of sale deed executed by Shri Nathuva Alias Natthu S/o Shri Dhan Singh in favor of Shri Vrindaban S/o Shri Lota. Which is registered in SRO-Jhansi in Book No. I Zild No. 6391 Page No. 55-78 at Sr. No. 9063 on dt. 30/12/2015.
- D) Original & Certified copy of sale deed executed by Radhe Radhe Farm Houses LLP through Partner Shri Mayank Gupta S/o Shri Kailash Narayan Gupta in favor of AS Properties LLP through Partner Shri Shailendra Yadav S/o Shri Rakesh Yadav. Which is registered in SRO-Jhansi in Book No. I Zild No. 9868 Page No. 331-348 at Sr. No. 8614 on dt. 18/08/2022.
- E) Original & Certified copy of sale deed executed by Smt. Meena Yadav W/o Shri Munnalal in favor of Radhe Radhe Farm Houses LLP through Partner Shri Mayank Gupta S/o Shri Kailash Narayan Gupta. Which is registered in SRO-Jhansi in Book No. I Zild No. 9418 Page No. 325-340 at Sr. No. 7954 on dt. 13/09/2021.
- F) Original & Certified copy of sale deed Shri Kashiram Kushwaha S/o Shri Kanai Alias Kanehiyalal & Shri Puroshattam Kushwaha S/o Kanai Alias Kanhai in favor of AS Properties LLP through Partner Shri Shailendra Yadav S/o Shri Rakesh Yadav. Which is registered in SRO-Jhansi in Book No. I Zild No. 10331 Page No. 311-330 at Sr. No. 8275 on dt. 02/09/2023.
- G) Copy of Khatouni Khata no. 39 & 100 & 123 & 294 & 303 fasli 1413-1418 fasli Mouza Marry Tehsil & distt. Jhansi & Khatouni Arazi No. 250mi, 360, 361, 362, 363, 364 & 373 fasli 1425-1430 fasli Mouza Marry Tehsil & distt. Jhansi.
- H) Approved residential lay out plan dt. 10/10/2025 from Jhansi Development Authority of "RASHAIL CROWN PLACE" Mouza Marry Tehsil & Distt. Jhansi.
- I) Take a Affidavit from Mortgager firm No litigation pending against the property.

Encl: 1. Special Report 2. Search Report. 3. Certificate 4. chain of title.


PAWAN KUMAR GUPTA

