



REF: NAKS/LSR/2023/JANUARY/106

Date: - 23rd January, 2023

M/s. Mahagun (India) Private Limited

C-215, Vivek Vihar,

East Delhi-110095

Status: **Positive**

Title Search Report in respect of land of admeasuring area 64375.17 Sq. Mtr. falling in Khasra No. 182, 183, 187, 243, 244, 245, 246, 247, 248, 313, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 400, 401, 445, 446, 447, 448 situated at Betwa Vihar Housing Colony, Jhansi, Uttar Pradesh.

Dear Sir(s),

A. Name of the Property Owner:

M/s. Mahagun (India) Private Limited

B. Description of Property:

The land of admeasuring area 64375.17 Sq. Mtr. falling in Khasra No. 182, 183, 187, 243, 244, 245, 246, 247, 248, 313, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 400, 401, 445, 446, 447, 448 situated at Betwa Vihar Housing Colony, Jhansi, Uttar Pradesh.

C. Nature / Status of Property

Free Hold Property.



Gurugram:
485-B, A Block
Ansal's Palam Vihar
Gurugram, 122017
+91-124-407 1507

Mumbai:
C-28, Plot No. 804, Charkop Sailochan
Complainant-OP Housing Society
Road No. RSC-2, Sector-8, Charkop
Kandivali (West), Mumbai-400 067

Bangalore:
534, 10 Main, First Floor
2nd Block, Rajajinagar
Bangalore-560 010
Karnataka

D. List of Documents examined/perused:

Photocopy of sale Deed dated 26.09.2007 executed by Jhansi Development Authority, Jhansi, Uttar Pradesh in favor of M/s. Mahagun (India) Private Limited, w.r.t. land of total admeasuring area 64375.17 Sq. Mtr. falling in Khasra No. 182, 183, 187, 243, 244, 245, 246, 247, 248, 313, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 400, 401, 445, 446, 447, 448 situated at Betwa Vihar Housing Colony, Jhansi, Uttar Pradesh. registered with Sub-Registrar, Jhansi, vide Book No. 1, Volume No. 3320, Page No. 125 to 920, Document No. 4007 dated 29.09.2007.

OPINION / OBSERVATION ON TITLE:

- The said entire property i.e., land of total admeasuring area 64375.17 Sq. Mtr. falling in Khasra No. 182, 183, 187, 243, 244, 245, 246, 247, 248, 313, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 400, 401, 445, 446, 447, 448 situated at Betwa Vihar Housing Colony, Jhansi, Uttar Pradesh has been sold and transferred by the vendor i.e., Jhansi Development Authority, Jhansi, Uttar Pradesh to the vendee i.e. M/s. Mahagun (India) Private Limited for the purpose of Development of the Residential Society.
- The vendor has acquired the aforesaid property under The Land Acquisition Act, 2013
- In this manner **M/s. Mahagun (India) Private Limited** is the recorded absolute owner of the above said property.



We have perused the documents forwarded to us and have verified the relevant and available records. As per records forwarded to us, **M/s. Mahagun (India) Private Limited** has valid title to the said property and has the absolute right to deal with the property.

DETAILS OF ENCUMBRANCES ON THE PROJECT LAND:

As per the details available in Books, Records & explanation furnished by the management of the company, there is first charge or lien on the project land. i.e. measuring area 64375.17 Sq. Mtr. falling in Khasra No. 182, 183, 187, 243, 244, 245, 246, 247, 248, 313, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 400, 401, 445, 446, 447, 448 situated at Betwa Vihar Housing Colony, Jhansi, Uttar Pradesh.

However, as per the details available on MCA Website and Books, Records & explanation furnished by the management of the company, charge / lien standing for an amount of Rs. 960,95,12,374/- (Rupees Nine Hundred Sixty Crores Ninety Five lakhs Twelve Thousand Three Hundred Seventy-Four Only) in the name of company, however the charge/lien standing in the project land, i.e. measuring area 64375.17 sq. mtr. located in Betwa Vihar Colony, Jhansi, Uttar Pradesh, is Rs. 303,30,00,000/- (Rupees Three Hundred and Three Crores and Thirty Lakhs Only).

CONCLUSION:

We have perused the documents forwarded to us and have verified the relevant and available records. In view of the observations made above, it is certified that



M/s. Mahagun (India) Private Limited has got a clear, absolute and marketable title with respect to the said property.

NOTE/DISCLAIMER:

The report does not comment on: The technical regularity (adherence to bye laws/approvals) or otherwise of the said property, whether the said property is a subject matter of any pending litigation. The report is based on the photocopy of documents provided by the company and we have not verified the original documents as the same were not provided to us.

For Naks & Partners
(Advocates & Solicitors)


Nityanand Singh (Advocate)
D-1931/2003

Encl:

1. Receipt for inspection of Documents dated 17/01/2023.

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम

क्रम संख्या 2023191001345

झांसी

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 17/01/2023

प्रस्तुतकर्ता या प्रार्थी का नाम धनश्याम दास

लेख का प्रकार: मुआयना 2007 वर्ष से 2007 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

10

शुल्क वसूल करने का दिनांक

17/01/2023

दिनांक जब लेख प्रतिलिपि या तलाश

17/01/2023

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर