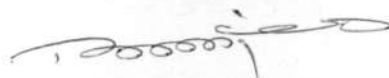


Date - 05/09/2024

01-	a) Name of the unit/concern/company/person offering the property/ (ies) as security.	M/s. Sai Baba Infra Projects Pvt. Ltd. having its Regd. Office at HIG-5 Phase-2, Ashok Vihar Colony Pahariya, Varanasi through its Director/ Authorised Representative.
	b) Constitution of the unit/concern/ person / body/ authority offering the property for creation of charge	Company
02-	Complete or full description of the immovable property/(ies) offered as security including the following details.	1- S.M.Plot No. 79 area 1.759 Hec., 80 area 0.032 Hec. total 2 Plots Total area 1.791 Hec. Mauza Dasepur Pargana Athgawan Tehsil Pindra Varanasi. 2- S.M.Plot No. 39 area 4717.8 Sq. Ft. that is 488.45 Sq. Mtr. Mauza Dasepur Pargana Athgawan Tehsil Pindra Varanasi. 3- S.M.Plot No. 48 Ka area 0.069 Hec. Mauza Daseypur Pargana Athgawan Tehsil Pindra Varanasi.
	(a) Survey No.	S.M.Plot No. 79, 80, 39 and 48Ka
	(b) Door/House no. (in case of house property)	Not Applicable
	(c) Extent/ area including plinth/ built up area in case of house property	Total area 2,07,085.8 Sq. Ft. that is 19245.89 Sq. Mtr.
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Mauza Dasepur Pargana Athgawan Tehsil Pindra Varanasi. <u>Boundary of land described at Sr. No. 1 above (area 1.791 Hec.) as per Sale Deed registered at Sr. No. 3984 dated 27/07/2016:-</u> EAST: Land of Purvanchal Saghan Vikas Sahkari Samiti WEST: Chak nali NORTH: Kachcha Chak Marg SOUTH: Land of M/s. Sai Baba Infra Projects Pvt. Ltd. <u>Boundary of land described at Sr. No. 2 above (area 4717.8 Sq. Ft.) as per Sale Deed registered at Sr. No. 5897 dated 08/11/16:-</u>




		<p>EAST: Part of S.M.Plot No. 39 WEST: S.M.Plot No. 29 NORTH: S.M.Plot No. 60 Mauza Baijalpatti SOUTH: Kachcha rasta 10 feet iwde & S.M.Plot No. 48 <u>Boundary of land described at Sr. No. 3 above (0.069 Hec.) as per Sale Deed registered at Sr. No. 5256 dated 07/12/17:-</u> EAST: Land of M/s. Sai Baba Infra Projects Pvt. Ltd. WEST: Land of Dharmendra & others & Missionary land NORTH: Land of Navneet Rai & others SOUTH: S.M.Plot No. 49 Abadi <u>BOUNDARY OF ENTIRE LAND:-</u> EAST: Part of Arazi No 83 of Owner Company WEST: Building of Shree Sai City NORTH: Part of Land of Owner Company SOUTH: Chakroad 6 feet wide</p>
03-	a) Particulars of the documents scrutinized-serially and chronologically.	<p>a. Copy of Sale deed dated 27/07/16 registered in the office of Sub-Registrar (Registration) Pindra in Book No. I Vol. 3391 on pages 91 to 124 at Sr. No. 3984 dated 27/07/16. b. Copy of Sale deed dated 08/11/16 registered in the office of Sub-Registrar(Registration)Pindra in Book No. I Vol. 3524 on pages 341 to 370 at Sr. No. 5897 dated 08/11/16. c. Copy of Sale deed dated 06/12/17 registered in the office of Sub-Registrar (Registration) Pindra in Book No. I Vol. 3916 on pages 139 to 168 at Sr. No. 5256 dated 07/12/17. d. Copy of revenue records.</p>
04-	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes Khatauni as well as sale deed of said property can be verified on-line.
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard	Khatauni has been verified and found correct and sale deed has been verified.

05-	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.
06-	<p>I inspected the available records regarding said property.</p> <p>As per available records the chain of title regarding captioned properties detailed above is as under:-</p> <p>As per available records previously the property bearing S.M.Plot No. 79 area 1.759 Hec., 80 area 0.032 Hec. total 2 Plots Total area 1.791 Hec. Mauza Dasepur Pargana Athgawan Tehsil Pindra Varanasi was owned and possessed by Raghuvar Dayal Shukla s/o Late Banwari Shukla and Smt. Kusum Devi w/o Raghuvar Dayal Shukla r/o Village Dasepur Pargana Athgawan Tehsil Pindra District Varanasi. Their title was absolute and unassailable in respect of the said property and they were in actual possession over said property as absolute owner since 1391 Fasli that is year 1983. Later, Raghuvar Dayal Shukla s/o Late Banwari Shukla and Smt. Kusum Devi w/o Raghuvar Dayal Shukla sold said property to present owner M/s. Sai Baba Infra Projects Pvt. Ltd. vide Sale deed dated 27/07/16 registered in the office of Sub-Registrar (Registration) Pindra in Book No. I Vol. 3391 on pages 91 to 124 at Sr. No. 3984 dated 27/07/16 and put purchaser Company into actual possession over the said property as absolute owner.</p> <p>On the basis of sale deed detailed above present owner got its name recorded in revenue records as absolute owner of said property.</p> <p>Similarly, property bearing S.M.Plot No. 39 area 0.411 Hec. Mauza Dasepur Pargana Athgawan Tehsil Pindra Varanasi was owned and possessed by Daya Shankar Singh S/o Ram Nandan Singh R/o Mauza Baijalpatti Pargana Athgawan Tehsil Pindra District Varanasi. His title was absolute and he was in actual possession over said property as absolute owner. Later, Daya Shankar Singh S/o Ram Nandan Singh bequeathed his said property to Subhendra Kumar Rai and Vidhan Chandra Rai and Navneet Kumar Rai and Ishwar Chandra Rai and Karunanidhi Rai Ss/o Surya Narayan Singh and Vipin Kumar Rai S/o Gyanendra Kumar Rai All R/o Mauza Baijalpatti Pargana Athgawan Tehsil Pindra District Varanasi vide Will dated 08/04/1993 registered in the office of Sub-Registrar(Registration)-3 Varanasi in Book No. III Vol.6 on pages 297 to 304 at Sr. No. 95. Later, after the death of Daya Shankar Singh S/o Ram Nandan Singh, as per his Will Subhendra Kumar Rai and Vidhan Chandra Rai and Navneet Kumar Rai and Ishwar Chandra Rai and Karunanidhi Rai Ss/o Surya Narayan Singh and Vipin Kumar Rai S/o Gyanendra Kumar Rai became owners of said property and got their name recorded in revenue records as owners of said property in place of Daya Shankar Singh S/o Ram Nandan Singh.</p> <p>Later, they mutually divided said property and they were in actual possession over their respective share. Later, out of his share Navneet Kumar Rai s/o Surya Narayan Singh r/o Village Baijalpatti Pargana Athgawan Tehsil Pindra District Varanasi sold an area of 4717.8 Sq. Ft. that is 488.45 Sq. Mtr. to present owner M/s. Sai Baba Infra Projects Pvt. Ltd. vide sale deed dated 08/11/16 registered at Sr. No. 5897 detailed above and put purchaser Company into actual possession over the said property as absolute owner.</p> <p>Similarly, property bearing S.M.Plot No. 46 area 0.283 Hec., 48 Ka area 0.069 Hec. total 2 Plots Total area 0.352 Hec. Mauza Daseypur Pargana Athgawan Tehsil Pindra Varanasi was owned and possessed by Raghuvar Dayal Shukla s/o Late Banwari Shukla r/o Village Dasepur Pargana Athgawan Tehsil Pindra District Varanasi. His title was absolute and unassailable in respect of the said property and he was in actual possession</p>

	<p>over said property as absolute owner since 1391 Fasli that is year 1983. Later, after the death Raghuvar Dayal Shukla his son Amit Kumar Shukla and Anil Kumar Shukla and Sunil Kumar Shukla Ss/o Raghuvar Dayal Shukla and wife Smt. Kusum Devi became owner of said property. Their title was absolute and unassailable in respect of the said property. Later, Amit Kumar Shukla and Anil Kumar Shukla and Sunil Kumar Shukla and Smt. Kusum Devi sold said property to present owner M/s. Sai Baba Infra Projects Pvt. Ltd. vide sale deed dated 06/12/17 registered at Sr. No. 5256 detailed above and put purchaser Company into actual possession over the said property as absolute owner.</p> <p>In the aforesaid manner M/s. Sai Baba Infra Projects Pvt. Ltd. became owner of said property.</p> <p>I made a search and inspected the records of Sub-Registrar (Registration) Pindra from 2013 to 2024 (Till date) and found that the said property is free from all encumbrances, lien and charges. I found no charge noted in Registrar Office</p>	
07-	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	No Encumbrance found recorded
08-	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	I obtained search certificate from Sub-Registrar (Registration) Pindra from 2013 to 2024 and found no encumbrances recorded over the said property.
09-	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No bar or restriction for creation of mortgage
10-	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
11-	Whether the property is SARFAESI Compliant (Yes / No)	Yes

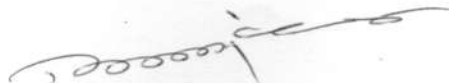
Date: 05/09/2024

Place: Varanasi


Signature of the Advocate

CERTIFICATE OF TITLE

1. I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:
2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices, Sub-Registrar(s) Office(s), Revenue Records, Municipal / Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable / responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records / Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious / Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 2013 to 2024 (Till date) pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of Second / subsequent charge in favour of the Bank, there are no other mortgages / charges other than already stated in the loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).
7. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower.



8. I certify that M/s. Sai Baba Infra Projects Pvt. Ltd. having its Regd. Office at HIG-5 Phase-2, Ashok Vihar Colony Pahariya, Varanasi through its Director/ Authorised Representative has / have an absolute, clear and Marketable title over the Schedule property/ (ies) and is authorized for development of said property and construction of a Group Housing Complex over said property.
9. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.
10. It is certified that the property is SARFAESI compliant.

Schedule of Property

S.M.Plot No. 79 area 1.759 Hec., 80 area 0.032 Hec. total 2 Plots Total area 1.791 Hec., S.M.Plot No. 39 area 4717.8 Sq. Ft. that is 488.45 Sq. Mtr. and S.M.Plot No. 48 Ka area 0.069 Hec. Total area 2,07,085.8 Sq. Ft. that is 19245.89 Sq. Mtr. Mauza Daseypur Pargana Athgawan Tehsil Pindra Varanasi, Bounded as below:-

EAST : Part of Arazi No 83 of Owner Company
WEST : Building of Shree Sai City
NORTH : Part of Land of Owner Company
SOUTH : Chakroad 6 feet wide



Signature of the Advocate

Place:- Varnasi

Date:- 05/09/2024

Encl:-

- 1- Inspection receipt.
- 2- Search certificate (Sub-Registrar, Pindra)
- 3- Receipt Search certificate (Sub-Registrar, Pindra)

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक पिंडरा

क्रम संख्या 2024353012116

वाराणसी

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 06/07/2024

प्रस्तुतकर्ता या प्रार्थी का नाम बृजेश श्रीवास्तव एड०

लेख का प्रकार: मुआयना 1999 वर्ष से 2024 वर्ष तक

प्रतिफल की धनराशि

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

1 से 6 तक का योग

100

शुल्क वसूल करने का दिनांक

06/07/2024

दिनांक जब लेख प्रतिलिपि या तलाश

06/07/2024

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय: पिंडीरा, वाराणसी

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	2202435300984
आवेदक का नाम	वृजेश श्रीवास्तव
आवेदक का पता	चैम्बर नं० ४५ सेन्ट्रल बार
आवेदन तिथि	05-07-2024
भुगतान तिथि	05-07-2024
चालान संख्या	NIB240412344
मोबाइल	9839057125
धनराशि रु०	100 /-

आवेदन संख्या : 2202435300984

प्रमाण संख्या :22024353000958

श्री- बृजेश श्रीवास्तव अधिवक्ता पुत्र- स्व० जे०एन० श्रीवास्तव तहसील पिंडरा जिला वाराणसी ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

ग्राम/मोहल्ला - दासेपुर, वार्ड/परगना- अठगाँवा, आवासीय- मे० साई इन्फ्रा प्रो० प्रा० लि० नि० एच०आई०जी० ५
फेज-२ अशोक विहार कालोनी पहड़िया वाराणसी, आ०नं० 79 व 80 व 39 48क कुल 4 गाटा में से रकबा
70263.83 वर्गफीट मौजा दासेपुर पर० अठगावां तह० पिण्डरा वारा० चौ० पू० जुज भाग आ०83 कम्पनी प०
बिल्डींग साई सिटी उ० जुज जमीन कम्पनी द० चकरोड ,

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2013 से दिनांक 05/07/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

दिनांक :06-07-2024

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा

2. वंशित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है और किसी भी प्रकार के प्रमाण पत्र से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो हैं और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: सत्यांशु सिंह निबन्धन लिपिक।।
मिलान करने वाले निबन्धन लिपिक: सत्यांशु सिंह निबन्धन लिपिक।।

मिलान करने वाले निबन्धन लिपिक : सत्यांशु सिंह निबन्धन लिपिक ।।

YADVEN
DRA
DWIVEDI

Digitally signed by VADIVENDRA DWIVEDHI
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Date: 2024.07.06 18:19:59 +05'30'

उपनिबन्धक पिंडरा
वाराणसी

प्रिंट करें