

Date: 03.10.2022

To ,
The Branch Manager/Chief Manager
UCO Bank
Branch – BKD, Jhansi

Introductory Search Report or Title Investigation Report

Branch/Bank	UCO Bank, BKD, Jhansi
1(a) Name of the Borrower/Guarantor	M/s Akhilesh Chandra Gupta Vinod Kumar Gupta Through partner Akhilesh chandra Gupta S/o Sri Harish Chandra Gupta & Vinod Kumar Gupta S/o Sri Rajaram Gupta
(b) Full Address	Akhilesh chandra Gupta R/o 91/3, Civil Lines, Near Allahabad bank Chouraha, Jhansi Vinod Kumar Gupta R/o 1383, Vivekanand Colony, Civil lines, Jhansi
(c) Name of the owner of the immovable property to be mortgaged.	M/s Akhilesh Chandra Gupta Vinod Kumar Gupta Through partner Akhilesh chandra Gupta S/o Sri Harish Chandra Gupta & Vinod Kumar Gupta S/o Sri Rajaram Gupta
(d) Equitable mortgage of (shop/ Plot/ home) (Specific description of the property to be Mortgaged)/ Proposed to Be Mortgaged of individual units purchased by various proposed Borrowers.	(1) Arazi No. 421/8 Rakwa 2.566 Hect. Sale rakwa 0.276 Hect. Situated at Mouza Karguan, Jhansi (2) Arazi No. 421/8 Rakwa 2.566 Hect. Sale rakwa 0.439 Hect. Situated at Mouza Karguan, Jhansi (3) Arazi No. 241, 236, 238, 239, 245/2, 246, 249/2 Total Rakwa 2.098 Hect. Sale Rakwa 0.4995 Hect. Situated at Mouza Karguan, Jhansi. According to the above mentioned 3 sale deeds total Rakwa = 0.276+0.439+0.4995= 1.2145 Hect. = 12145 Sq.mtr. Boundaries – East- West- Not mentioned in sale deed. North- South-
2. In what capacity the Mortgagor is intending to create Mortgage, whether as Borrower/ guarantor.	Individual capacity of proposed customer as borrower.

3. Full particulars of original documents which is/are being deposited for the purpose of creating mortgage.	1. Original & Certified copy of sale deed 08.03.2019 2. Original & Certified copy of sale deed 08.01.2019 3. Original & Certified copy of sale deed 16.11.2018 4. Certified copy of sale deed Dt. 10.12.2001 5. Certified copy of sale deed Dt. 05.11.2001 6. Certified copy of sale deed Dt. 22.10.2001 7. Certified copy of sale deed Dt. 31.05.2006 8. Certified copy of sale deed Dt. 17.06.2010 (3818) 9. Certified copy of sale deed Dt. 17.06.2010 (3820) 10. Certified copy of sale deed Dt. 07.08.2012 11. N.E.C. issued from Sub Registrar, Jhansi 12. Map of property JDA approved 13. Firm Registration Certificate 14. Partnership Deed 15. NOC (Rajaswa) from SDM/Tehsildar, Jhansi 16. NOC from Nagar Nigam, Jhansi 17. Map sanction letter. 18. Letter from Jal Sansthan, Jhansi
a) Whether sale-deed/ partition deed/Lease Deed/ gift deed/deed of trust or Wakfnama /deed surrender or Release deed/ Probate of a will.	Sale deed Dated 08.03.2019, 08.01.2019 & 16.11.2018
Whether the receipt issued by Registering authority for registry charges and deficit stamp fee is also deposited.	Yes
b) The date of execution of above documents:	Dated 08.03.2019, 08.01.2019 & 16.11.2018
Sale deed Registered on	Sub Registrar office Jhansi
c) Whether the document has registered or not, if so, the date on which the Document was registered.	Yes, Registered on Dated 08.03.2019, 08.01.2019 & 16.11.2018
d) Whether the document is the original one?	Yes.
Care: Normally the certified copy is not accepted.	
e) Who had executed the documents mentioned at serial No 3 and in whose favour?	(1) Sale deed dated 08.03.2019 is executed by Chhatrapal Singh, Ramesh Kumar Agarwal, Smt. Mamta Agarwal, Smt. Sandhya, in favour of M/s Akhilesh Chandra Gupta Vinod Kumar Gupta Through partner Akhilesh chandra Gupta S/o Sri Harish Chandra Gupta & Vinod Kumar Gupta S/o Sri Rajaram Gupta. (2) Sale deed dated 08.01.2019 is executed by Deep narayan singh Yadav, S.R. Residency, Ramdevi Developers, Ashish Rai in favour of M/s Akhilesh Chandra Gupta Vinod Kumar Gupta Through partner Akhilesh chandra Gupta S/o Sri Harish Chandra Gupta & Vinod Kumar Gupta S/o Sri Rajaram Gupta.

	(3) Sale deed dated 16.11.2018 is executed by Deep narayan singh Yadav, S.R. Residency, Ramdevi Developers, Ramesh Kumar Agarwal, Ashish Rai, Smt. Sandhya, Smt. Mamta Agarwal, in favour of M/s Akhilesh Chandra Gupta Vinod Kumar Gupta Through partner Akhilesh chandra Gupta S/o Sri Harish Chandra Gupta & Vinod Kumar Gupta S/o Sri Rajaram Gupta.
4. Whether all the persons having title to the property are depositing title deeds.	Yes
5. Whether non-encumbrance certificate for the immediate last 13 years showing that the property in question is unencumbered has been obtained:	Yes
6. Whether particulars of Land holding and name of titleholder in the certificate tally with the details in the deed.	Yes
7. Whether non-encumbrance certificate has been signed by the Competent Authority.	Yes
8. Whether the name of the Mortgagor is recorded in Khasra and Khatauni or the Revenue/Municipal Record.	Yes
9. If the answer to the above question is Yes, state clearly the capacity in which the above name is recorded.	Mentioned as owner.
10. The character of the property whether self acquired or joint Hindu Family.	Self acquired.
11. Is the land within the declared Agriculture Area?	No
12. Whether or not the land is covered by any section of the Land Ceiling/ Acquisition Act? If so, a copy of relevant notification should be furnished.	No
13. Will the local authorities readily sanction the construction plans? In case, any hesitation/delay is apprehended, reasons therefore.	Question is related to empanel surveyor/valuer
14. Rent Receipts:	N.A.
a) For how many years received.	N.A.
b) Whether particulars of land holdings and name of the title holder in the rent receipt tally with the details in the Khautani and Deed.	N.A.

15. What is the estimated market value of the property?	Question is related to empanel surveyor/valuer.
16. Whether the property in question is wholly/partly leased out. If so its impact on the valuation of property.	Property is free hold.
17. Whether the mortgage can be created at the center where the loan is being granted? If not, the name of the nearest center where it can be created.	Yes
18. Is there any bar or condition applicable to the creation of the mortgage?	No
19. If so whether the necessary clearance has been obtained?	N.A.
20. Is there any condition in the Patta/Lease which is onerous to the interest of the Bank.	No
21. Whether SARFASI Action can be initiated in respect of the mortgaged property.	Yes Above Property are properly enforceable under SERFASI Act and other applicable law.

Date : **03.10.2022**

Place: Jhansi

Signature of the Empanel Advocate



(Sanjiv Kumar Bhargava)
Advocate

Sanjiv Ku. Bhargava (Adv.)
Reg. No. 6533/05
CC No. 1434
Mob. 9450071434

Date: **03.10.2022**

Non Encumbrances Certificate & Detailed Report on Title

[As On Bank's prescribed Performa: "Annexure –B"]

- Ref: (1) Arazi No. 421/8 Rakwa 2.566 Hect. Sale rakwa 0.276 Hect. Situated at Mouza Karguan, Jhansi
- (2) Arazi No. 421/8 Rakwa 2.566 Hect. Sale rakwa 0.439 Hect. Situated at Mouza Karguan, Jhansi
- (3) Arazi No. 241, 236, 238, 239, 245/2, 246, 249/2 Total Rakwa 2.098 Hect. Sale Rakwa 0.4995 Hect. Situated at Mouza Karguan, Jhansi
- According to the above mentioned 3 sale deeds total Rakwa = 0.276+0.439+0.4995= 1.2145 Hect. = 12145 Sq.mtr.

Name of Present Owner of the said Property (As per Sale Deed & others papers) :-

M/s Akhilesh Chandra Gupta Vinod Kumar Gupta Through partner Akhilesh chandra Gupta S/o Sri Harish Chandra Gupta & Vinod Kumar Gupta S/o Sri Rajaram Gupta

I have caused necessary searches in the Sub registrar office Jhansi Distt. Jhansi for the Period from Year 31.08.2009 to 31.08.2022 [13 Years] of Sub Registrar office Jhansi at from available record and Tehsil, Municipal office, mutation and all other available relevant documents in respect of the aforesaid property. My report is as follows :-

The Short Description of Title / Chain is hereby given as fallows:

(1)	<p>Copy of Khatoni Khata no. 00092 Arazi No. 421/8 Mouza Karguan Jhansi in the name of previous owner as sankramaniya Bhumidhar.</p> <p>The Sale deed executed by Smt. Laxmi Devi W/o Late Sri Rajendra Singh R/o Karguan, Jhansi in favour of Chhatrapal Singh S/o Shishupal Singh R/o 488, Masihaganj Sipri Bazar, Jhansi Registered on Bahi No. 1 Zild No. 4135 Page No. 297 to 376 at Sr. No. 3820 on Dated 17.06.2010.</p> <p>The Sale deed executed by Anand Agarwal S/o Late Gopal Das Agarwal R/o 95, Jugyana, Jhansi in favour of Ramesh Chandra Agarwal @ Ramesh Kumar Agarwal S/o Veerendra Kumar Agarwal Registered on Bahi No. 1 Zild No. 3010 Page No. 301 to 352 at Sr. No. 2852 on Dated 31.05.2006.</p> <p>The Sale deed executed by Harishankar S/o Ramsahai R/o Basoba, Niwari Distt Tikamgarh in favour of Deepnarayan Singh S/o Balbhadra Singh & Vinay Sharma S/o Ramgopal Sharma & Smt. Archana bansal W/o Salil Bansal & Smt. Mamta Agarwal W/o Sri Deepak Agarwal Registered on Bahi No. 1 Zild No. 2123 Page No. 279 to 304 at Sr. No. 3557 on Dated 22.10.2001.</p>
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	<p>The Sale deed executed by Tulsidas S/o Ramsahai R/o Basoba, Niwari Distt Tikamgarh in favour of Ashish Rai S/o Lakhan Lal Rai and Nishant Singh S/o Govind Singh Yadav & Anand Agarwal S/o Gopal Das Agarwal & Smt. Sandhya Devi W/o Anand Kumar & Nikhil Bansal S/o Harimohan Bansal Registered on Bahi No. 1 Zild No. 2143 Page No. 339-366 at Sr. No. 4201 on Dated 10.12.2001</p> <p>The sale deed executed by Chhatrapal Singh S/o Shishupal Singh, Ramesh Kumar Agarwal S/o Veerendra Kumar Agarwal, Smt. Mamta Agarwal W/o Deepak Agarwal, Smt. Sandhya W/o Anand Kumar, in favour of M/s Akhilesh Chandra Gupta Vinod Kumar Gupta Through partner Akhilesh chandra Gupta S/o Sri Harish Chandra Gupta & Vinod Kumar Gupta S/o Sri Rajaram Gupta Registered on Bahi No. 1 Zild No. 7899 Page No. 311 to 348 Sr. No. 1725 on Dated 08.03.2019 who sale out Arazi No. 421/8 Rakwa 2.566 Hect. Sale rakwa 0.276 Hect. Situated at Mouza Karguan, Jhansi.</p>
(2)	<p>Copy of Khatoni Khata no. 00092 Arazi No. 421/8 Mouza Karguan Jhansi in the name of previous owner as sankramaniya Bhumidhar.</p> <p>The Sale deed executed by Smt. Rekha Devi W/o Late Harimohan mother & guardian Yashpal Singh minor age 6 years Son of Late Hari mohan in favour of Rakesh S/o Narayan Das & Deepnarayan Singh S/o Balbhadra Singh & Smt. Archana bansal W/o Salil Bansal & Shishupal Singh S/o Thakur Prasad Registered on Bahi No. 1 Zild No. 2131 Page No. 313 to 338 at Sr. No. 3796 on Dated 05.11.2001.</p> <p>The Sale deed executed by Harishankar S/o Ramsahai R/o Basoba, Niwari Distt Tikamgarh in favour of Deepnarayan Singh S/o Balbhadra Singh & Vinay Sharma S/o Ramgopal Sharma & Smt. Archana bansal W/o Salil Bansal & Smt. Mamta Agarwal W/o Sri Deepak Agarwal Registered on Bahi No. 1 Zild No. 2123 Page No. 279 to 304 at Sr. No. 3557 on Dated 22.10.2001.</p> <p>The Sale deed executed by Smt. Laxmi Devi W/o Late Sri Rajendra Singh R/o Karguan, Jhansi in favour of S.R. Residency Pvt Ltd. Director Surendra Kumar Rai S/o Late Narayan Das Rai R/o 91/1 Civil lines, Jhansi Registered on Bahi No. 1 Zild No. 4135 Page No. 141 to 232 at Sr. No. 3818 on Dated 17.06.2010.</p> <p>The Sale deed executed by Narendra Singh S/o Sri Brashbhan Singh Yadav R/o Village and post Sarol distt Jhansi in favour of Ramdevi Developers Pvt Ltd through director Anand Kumar Yadav S/o Balbhadra Siungh yadav R/o Near RTO office Shivaji Nagar Jhansi Registered on Bahi No. 1 Zild No. 5042 Page No. 1 to 64 at Sr. No. 5381 on Dated 07.08.2012.</p> <p>The Sale deed executed by Tulsidas S/o Ramsahai R/o Basoba, Niwari Distt Tikamgarh in favour of Ashish Rai S/o Lakhan Lal Rai and Nishant Singh S/o Govind Singh Yadav & Anand Agarwal S/o Gopal Das Agarwal & Smt. Sandhya Devi W/o Anand Kumar & Nikhil Bansal S/o Harimohan Bansal Registered on Bahi No. 1 Zild No. 2143 Page No. 339-366 at Sr. No. 4201 on Dated 10.12.2001.</p> <p>The sale deed executed by Deepnarayan Singh yadav S/o Balbhadra Singh Yadav, S.R. Residency Director Deep Narayan Singh Yadav, Ramdevi Developers Director Anand Kumar Yadav, Ashish Rai S/o Lakhan Lal Rai, in favour of M/s Akhilesh Chandra Gupta Vinod Kumar Gupta Through partner Akhilesh Chandra Gupta S/o Sri Harish Chandra Gupta & Vinod Kumar Gupta S/o Sri Rajaram Gupta Registered on Bahi No. 1 Zild No. 7802 Page No. 235 to 280 Sr. No. 201 on Dated 08.01.2019 who sale out Arazi No. 421/8 Rakwa 2.566 Hect. Sale rakwa 0.439 Hect. Situated at Mouza Karguan, Jhansi.</p>

(3)	<p>Copy of Khatoni Khata no. 00092 Arazi No. 241, 236, 238, 239, 245/2, 246, 249/2 Mouza Karguan Jhansi in the name of previous owner as sankramaniya Bhumidhar.</p> <p>The Sale deed executed by Smt. Rekha Devi W/o Late Harimohan mother & guardian Yashpal Singh minor age 6 years Son of Late Hari mohan in favour of Rakesh S/o Narayan Das & Deepnarayan Singh S/o Balbhadra Singh & Smt. Archana bansal W/o Salil Bansal & Shishupal Singh S/o Thakur Prasad Registered on Bahi No. 1 Zild No. 2131 Page No. 313 to 338 at Sr. No. 3796 on Dated 05.11.2001.</p> <p>The Sale deed executed by Harishankar S/o Ramsahai R/o Basoba, Niwari Distt Tikamgarh in favour of Deepnarayan Singh S/o Balbhadra Singh & Vinay Sharma S/o Ramgopal Sharma & Smt. Archana bansal W/o Salil Bansal & Smt. Mamta Agarwal W/o Sri Deepak Agarwal Registered on Bahi No. 1 Zild No. 2123 Page No. 279 to 304 at Sr. No. 3557 on Dated 22.10.2001.</p> <p>The Sale deed executed by Smt. Laxmi Devi W/o Late Sri Rajendra Singh R/o Karguan, Jhansi in favour of S.R. Residency Pvt Ltd. Director Surendra Kumar Rai S/o Late Narayan Das Rai R/o 91/1 Civil lines, Jhansi Registered on Bahi No. 1 Zild No. 4135 Page No. 141 to 232 at Sr. No. 3818 on Dated 17.06.2010.</p> <p>The Sale deed executed by Narendra Singh S/o Sri Brashbhan Singh Yadav R/o Village and post Sarol distt Jhansi in favour of Ramdevi Developers Pvt Ltd through director Anand Kumar Yadav S/o Balbhadra Siungh yadav R/o Near RTO office Shivaji Nagar Jhansi Registered on Bahi No. 1 Zild No. 5042 Page No. 1 to 64 at Sr. No. 5381 on Dated 07.08.2012.</p> <p>The Sale deed executed by Anand Agarwal S/o Late Gopal Das Agarwal R/o 95, Jugyana, Jhansi in favour of Ramesh Chandra Agarwal @ Ramesh Kumar Agarwal S/o Veerendra Kumar Agarwal Registered on Bahi No. 1 Zild No. 3010 Page No. 301 to 352 at Sr. No. 2852 on Dated 31.05.2006.</p> <p>The Sale deed executed by Tulsidas S/o Ramsahai R/o Basoba, Niwari Distt Tikamgarh in favour of Ashish Rai S/o Lakhan Lal Rai and Nishant Singh S/o Govind Singh Yadav & Anand Agarwal S/o Gopal Das Agarwal & Smt. Sandhya Devi W/o Anand Kumar & Nikhil Bansal S/o Harimohan Bansal Registered on Bahi No. 1 Zild No. 2143 Page No. 339-366 at Sr. No. 4201 on Dated 10.12.2001.</p> <p>The sale deed executed by Deepnarayan Singh yadav S/o Balbhadra Singh Yadav, S.R. Residency Director Deep Narayan Singh Yadav, Ramdevi Developers Director Anand Kumar Yadav, Ramesh Kumar Agarwal S/o Veerendra Kumar Agarwal, Ashish Rai S/o Lakhan Lal Rai, Smt. Sandhya W/o Anand Kumar D/o Bhagwat Singh, Smt. Mamta Agarwal W/o Deepak Kumar Agarwal in favour of M/s Akhilesh Chandra Gupta Vinod Kumar Gupta Through partner Akhilesh chandra Gupta S/o Sri Harish Chandra Gupta & Vinod Kumar Gupta S/o Sri Rajaram Gupta Registered on Bahi No. 1 Zild No. 7716 Page No. 283 to 350 Sr. No. 7406 on Dated 16.11.2018 who sale out Arazi No. 241, 236, 238, 239, 245/2, 246, 249/2 Total Rakwa 2.098 Hect. Sale Rakwa 0.4995 Hect. Situated at Mouza Karguan, Jhansi.</p>
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Accordingly by virtue of sale deeds **M/s Akhilesh Chandra Gupta Vinod Kumar Gupta** Through partner **Akhilesh chandra Gupta** S/o Sri Harish Chandra Gupta & **Vinod Kumar Gupta** S/o Sri Rajaram Gupta are/is the owner/s and in possession of the above property and he is having mortgage able & Marketable title of the above property.

It is also hereby certified that the above mentioned Property is not affected by any restriction of urban Land (Ceiling & Regulation) Act 1976.

It is further certified that I have examined original copy of sale deed (provided by branch) from Sub Registrar's office about the genuineness of title deed i.e. Sale deed examined by me and that the same are original, Genuine & as certified copy.

That the property in question comes under the SARFAESI Act and in case of default in repayment, the bank can take the possession of the aforesaid property under Securitization of Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and the rules made under there and the said property is covered under Securitization of Reconstruction of Financial Assets and Enforcement of Security interest Act 2002.



Signature of the Empanel Advocate

Date : **03.10.2022**

Place: Jhansi

Sanjiv Ku. Bhargava (Adv.)
Reg. No. 6533/05
CC No. 1434
Mob. 9450071434

Enclosed :

Search Receipt No: 2022191023454 dated 14.09.2022

1. Original & Certified copy of sale deed 08.03.2019
2. Original & Certified copy of sale deed 08.01.2019
3. Original & Certified copy of sale deed 16.11.2018
4. Certified copy of sale deed Dt. 10.12.2001
5. Certified copy of sale deed Dt. 05.11.2001
6. Certified copy of sale deed Dt. 22.10.2001
7. Certified copy of sale deed Dt. 31.05.2006
8. Certified copy of sale deed Dt. 17.06.2010 (3818)
9. Certified copy of sale deed Dt. 17.06.2010 (3820)
10. Certified copy of sale deed Dt. 07.08.2012
11. N.E.C. issued from Sub Registrar, Jhansi
12. Map of property JDA approved
13. Firm Registration Certificate
14. Partnership Deed
15. NOC (Rajaswa) from SDM/Tehsildar, Jhansi
16. NOC from Nagar Nigam, Jhansi
17. Map sanction letter.
18. Letter from Jal Sansthan, Jhansi

Sanjiv Kumar Bhargava
Advocate

Add : O/s Badagaon Gate
Mahakaleshwar Chauraha,
Jhansi (U.P.)
Mob.: 09450071434

Date: 03.10.2022

To ,

The Branch Manager / Chief Manager
UCO Bank
Branch – BKD, Jhansi

Important/Advices

- (1) UCO Bank is requested to ensure that no any tenant is in occupation any part or portion of such property in question. UCO Bank is also requested to take affidavit from Borrower regarding no any tenancy is in mortgaged property and also no any disputes are pending in any civil court or any competent court, Authority regarding property in question.
- (2) It is also very necessary for interest of Bank and security of loan to check and verify property and also title deed of property in question from **CERSAI** site before any disbursement or any sanction of loan as per policy of UCO Bank.

Document taken for mortgage:

1. Original & Certified copy of sale deed 08.03.2019
2. Original & Certified copy of sale deed 08.01.2019
3. Original & Certified copy of sale deed 16.11.2018
4. Certified copy of sale deed Dt. 10.12.2001
5. Certified copy of sale deed Dt. 05.11.2001
6. Certified copy of sale deed Dt. 22.10.2001
7. Certified copy of sale deed Dt. 31.05.2006
8. Certified copy of sale deed Dt. 17.06.2010 (3818)
9. Certified copy of sale deed Dt. 17.06.2010 (3820)
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11. N.E.C. issued from Sub Registrar, Jhansi
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15. NOC (Rajaswa) from SDM/Tehsildar, Jhansi
16. NOC from Nagar Nigam, Jhansi
17. Map sanction letter.
18. Letter from Jal Sansthan, Jhansi



Signature of the Empanel Advocate

Sanjiv Ku. Bhargava (Adv.)
Reg. No. 6533/05
CC No. 1434
Mob. 9450071434

Date : 03.10.2022

Place: Jhansi

Sanjiv Kumar Bhargava
Advocate

Add : O/s Badagaon Gate
Mahakaleshwar Chauraha,
Jhansi (U.P.)
Mob.: 09450071434

Date: 03.10.2022

Examination of Title Deed of Immovable Property in Bank Prescribed Comparison Chart
Branch: **BKD, Jhansi**

S. No.	Particulars	Original submitted to the bank by client	Certified Copy Obtained From Sub Registrar Office
1.	Document No.	1725	1725
2.	Document Date	08.03.2019	08.03.2019
3.	Type of Document	Regd. Sale deed	Regd. Sale deed
	A Book No.	1	1
	B) Volume	7899	7899
	C) Pages	311 to 348	311 to 348
4.	Vendors(s)	Chhatrapal Singh, Ramesh Kumar	Chhatrapal Singh, Ramesh Kumar
	A) Name	Agarwal, Smt. Mamta Agarwal, Smt. Sandhya,	Agarwal, Smt. Mamta Agarwal, Smt. Sandhya,
	B) Language of Signature	Hindi & English	Hindi & English
5.	Purchaser	M/s Akhilesh Chandra Gupta	M/s Akhilesh Chandra Gupta
	A) Name	Vinod Kumar Gupta Through partner Akhilesh chandra Gupta S/o Sri Harish Chandra Gupta & Vinod Kumar Gupta S/o Sri Rajaram Gupta	Vinod Kumar Gupta Through partner Akhilesh chandra Gupta S/o Sri Harish Chandra Gupta & Vinod Kumar Gupta S/o Sri Rajaram Gupta
	B) Language of Signature	Hindi & English	Hindi & English
6.	Witness Particulars	(1) Pawan Gupta (2) Chandrashekhar Rusia	(1) Pawan Gupta (2) Chandrashekhar Rusia
7.	Witness Particulars identifying the vendors/ purchasers	Deepak Singh Adv.	Deepak Singh Adv.
8.	Consideration	19,32,000/-	19,32,000/-
9.	Schedule of The Property	Arazi No. 421/8 Rakwa 2.566 Hect. Sale rakwa 0.276 Hect. Situated at Mouza Karguan, Jhansi	Arazi No. 421/8 Rakwa 2.566 Hect. Sale rakwa 0.276 Hect. Situated at Mouza Karguan, Jhansi

10.	Registration date & Time	08.03.2019	08.03.2019
11.	Registration Fees Paid	20100/-	20100/-
12.	No. of Stamp Paper	8 stamp and 2 plain paper	8 stamp and 2 plain paper
13.	Stamp Detail	-	-
	A) Stamp Value	1,36,000	1,36,000
	B) Stamp Paper Purchaser Name	M/s Akhilesh Chandra Gupta Vinod Kumar Gupta Through partner Akhilesh chandra Gupta S/o Sri Harish Chandra Gupta & Vinod Kumar Gupta S/o Sri Rajaram Gupta	M/s Akhilesh Chandra Gupta Vinod Kumar Gupta Through partner Akhilesh chandra Gupta S/o Sri Harish Chandra Gupta & Vinod Kumar Gupta S/o Sri Rajaram Gupta
	C) Serial numbers	G450591, G450592, G450593, G450594, G450595, and other stamps.	G450591, G450592, G450593, G450594, G450595, and other stamps.
14.	Signature Comparison of Sub Registrar	Sub Registrar, Jhansi	Sub Registrar, Jhansi
15.	Form 1 A detail	NIL	NIL
16.	Document Writer Name	Deepak Singh Adv. Typest – Surbhi Gupta	Deepak Singh Adv. Typest – Surbhi Gupta

I have examined, compared & checked the above mention original copy of sale deed with current applied certified copy of such document. On comparison with original sale deed and certified copy of document/deed, it is certified that provided original sale deed is same as certified copy.



Signature of the Advocate

Sanjiv Ku. Bhargava (Adv.)
Reg. No. 6533/05
CC No. 1434
Mob. 9450071434

Date: 03.10.2022

Examination of Title Deed of Immovable Property in Bank Prescribed Comparison Chart
Branch: **BKD, Jhansi**

S. No.	Particulars	Original submitted to the bank by client	Certified Copy Obtained From Sub Registrar Office
1.	Document No.	201	201
2.	Document Date	08.01.2019	08.01.2019
3.	Type of Document	Regd. Sale deed	Regd. Sale deed
	A Book No.	1	1
	B) Volume	7802	7802
	C) Pages	235 to 280	235 to 280
4.	Vendors(s)	Deep narayan singh Yadav, S.R.	Deep narayan singh Yadav, S.R.
	A) Name	Residency, Ramdevi Developers, Ashish Rai	Residency, Ramdevi Developers, Ashish Rai
	B) Language of Signature	Hindi & English	Hindi & English
5.	Purchaser	M/s Akhilesh Chandra Gupta	M/s Akhilesh Chandra Gupta
	A) Name	Vinod Kumar Gupta Through partner Akhilesh chandra Gupta S/o Sri Harish Chandra Gupta & Vinod Kumar Gupta S/o Sri Rajaram Gupta	Vinod Kumar Gupta Through partner Akhilesh chandra Gupta S/o Sri Harish Chandra Gupta & Vinod Kumar Gupta S/o Sri Rajaram Gupta
	B) Language of Signature	Hindi & English	Hindi & English
6.	Witness Particulars	(1) Pawan Gupta (2) Chandrashekhar Rusia	(1) Pawan Gupta (2) Chandrashekhar Rusia
7.	Witness Particulars identifying the vendors/ purchasers	Deepak Singh Adv.	Deepak Singh Adv.
8.	Consideration	30,73,000/-	30,73,000/-
9.	Schedule of The Property	Arazi No. 421/8 Rakwa 2.566 Hect. Sale rakwa 0.439 Hect. Situated at Mouza Karguan, Jhansi	Arazi No. 421/8 Rakwa 2.566 Hect. Sale rakwa 0.439 Hect. Situated at Mouza Karguan, Jhansi

10.	Registration date & Time	08.01.2019	08.01.2019
11.	Registration Fees Paid	20120/-	20120/-
12.	No. of Stamp Paper	12 stamp	12 stamp
13.	Stamp Detail	-	-
	A) Stamp Value	2,17,000	2,17,000
	B) Stamp Paper Purchaser Name	M/s Akhilesh Chandra Gupta Vinod Kumar Gupta Through partner Akhilesh chandra Gupta S/o Sri Harish Chandra Gupta & Vinod Kumar Gupta S/o Sri Rajaram Gupta	M/s Akhilesh Chandra Gupta Vinod Kumar Gupta Through partner Akhilesh chandra Gupta S/o Sri Harish Chandra Gupta & Vinod Kumar Gupta S/o Sri Rajaram Gupta
	C) Serial numbers	G450597, G450597, G450598, G450599, G450601, and other stamps.	G450597, G450597, G450598, G450599, G450601, and other stamps.
14.	Signature Comparison of Sub Registrar	Sub Registrar, Jhansi	Sub Registrar, Jhansi
15.	Form 1 A detail	NIL	NIL
16.	Document Writer Name	Deepak Singh Adv. Typest – Surbhi Gupta	Deepak Singh Adv. Typest – Surbhi Gupta

I have examined, compared & checked the above mention original copy of sale deed with current applied certified copy of such document. On comparison with original sale deed and certified copy of document/deed, it is certified that provided original sale deed is same as certified copy.



Signature of the Advocate

Sanjiv Ku. Bhargava (Adv.)
Reg. No. 6533/05
CC No. 1434
Mob. 9450071434

Date: **03.10.2022**

Examination of Title Deed of Immovable Property in Bank Prescribed Comparison Chart
Branch: **BKD, Jhansi**

S. No.	Particulars	Original submitted to the bank by client	Certified Copy Obtained From Sub Registrar Office
1.	Document No.	7406	7406
2.	Document Date	16.11.2018	16.11.2018
3.	Type of Document	Regd. Sale deed	Regd. Sale deed
	A Book No.	1	1
	B) Volume	7716	7716
	C) Pages	283 to 350	283 to 350
4.	Vendors(s)	Deep narayan singh Yadav, S.R.	Deep narayan singh Yadav, S.R.
	A) Name	Residency, Ramdevi Developers, Ramesh Kumar Agarwal, Ashish Rai, Smt. Sandhya, Smt. Mamta Agarwal,	Residency, Ramdevi Developers, Ramesh Kumar Agarwal, Ashish Rai, Smt. Sandhya, Smt. Mamta Agarwal,
	B) Language of Signature	Hindi & English	Hindi & English
5.	Purchaser	M/s Akhilesh Chandra Gupta	M/s Akhilesh Chandra Gupta
	A) Name	Vinod Kumar Gupta Through partner Akhilesh chandra Gupta S/o Sri Harish Chandra Gupta & Vinod Kumar Gupta S/o Sri Rajaram Gupta	Vinod Kumar Gupta Through partner Akhilesh chandra Gupta S/o Sri Harish Chandra Gupta & Vinod Kumar Gupta S/o Sri Rajaram Gupta
	B) Language of Signature	Hindi & English	Hindi & English
6.	Witness Particulars	(1) Pawan Gupta (2) Chandrashekhar Rusia	(1) Pawan Gupta (2) Chandrashekhar Rusia
7.	Witness Particulars identifying the vendors/ purchasers	Deepak Singh Adv.	Deepak Singh Adv.
8.	Consideration	34,97,000/-	34,97,000/-

9.	Schedule of The Property	Arazi No. 241, 236, 238, 239, 245/2, 246, 249/2 Total Rakwa 2.098 Hect. Sale Rakwa 0.4995 Hect. Situated at Mouza Karguan, Jhansi	Arazi No. 241, 236, 238, 239, 245/2, 246, 249/2 Total Rakwa 2.098 Hect. Sale Rakwa 0.4995 Hect. Situated at Mouza Karguan, Jhansi
10.	Registration date & Time	16.11.2018	16.11.2018
11.	Registration Fees Paid	20160/-	20160/-
12.	No. of Stamp Paper	14 stamp	14 stamp
13.	Stamp Detail	-	-
	A) Stamp Value	2,46,000	2,46,000
	B) Stamp Paper Purchaser Name	M/s Akhilesh Chandra Gupta Vinod Kumar Gupta Through partner Akhilesh chandra Gupta S/o Sri Harish Chandra Gupta & Vinod Kumar Gupta S/o Sri Rajaram Gupta	M/s Akhilesh Chandra Gupta Vinod Kumar Gupta Through partner Akhilesh chandra Gupta S/o Sri Harish Chandra Gupta & Vinod Kumar Gupta S/o Sri Rajaram Gupta
	C) Serial numbers	G449858, G449857, G449856, G449855, G449854, G449853 and other stamps.	G449858, G449857, G449856, G449855, G449854, G449853 and other stamps.
14.	Signature Comparison of Sub Registrar	Sub Registrar, Jhansi	Sub Registrar, Jhansi
15.	Form 1 A detail	NIL	NIL
16.	Document Writer Name	Deepak Singh Adv. Typest – Rajkumar Prajapati	Deepak Singh Adv. Typest – Rajkumar Prajapati

I have examined, compared & checked the above mention original copy of sale deed with current applied certified copy of such document. On comparison with original sale deed and certified copy of document/deed, it is certified that provided original sale deed is same as certified copy.



Signature of the Advocate

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