Pankaj Gupta
Advocate
Chamber No. 7
Civil Courts, Aligarh

Residence:-
4/23 Chase compound
Jail Road, Aligarh
Off. Katra Street, Aligarh

Resi: 0571-2420443, Mob. 9897148198

To,
Technical Advisor
U P RERA Lucknow

Sub: - Additional Search Report in respect of the property of M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh

Ref: - Previous report of Pankaj Gupta dated 05/12/2017

Reg: - Land measuring 0.4651 hectare which is part of khasra plot no. 190 Minzumla situated at village Harduaganj Dehat pargana & tehseel Koil Ramghat Road Aligarh

Dear Sir,

With reference to the above Legal and Scrutiny report in respect of the afore mentioned Land measuring 0.4561 hectare which is part of khasra plot no. 190 situated at village Harduaganj Dehat pargana & tehseel Koil Ramghat Road Aligarh owned by M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh and in continuation of such report dated 05/12/2017 submitted by under signed I hereby submit this supplementary /additional Legal and Search report in continuation of previous title search report this property has been purchased vide registered sale deed dated 07/07/2017 executed by Sri Manoj Pratap Sinbgh s/o Sri Chandra Pal Singh r/o Sarai Sultani Aligarh & Sri Manoj Kumar Jadon s/o Sri Sukhveer Singh r/o LIG ADA Colony Agra Road Aligarh & Sri Sandeep Kumar s/o Sri Kishan Lal r/o Courts of Wards Compound Aligarh & Sri Kartikey Singh s/o Sri Jaiveer Singh r/o Rajendra Nager Sahibabad Ghaziabad partners of M/S Star Builders & Developers Bhartua House Agra Road Aligarh in favour of present owner

The aforesaid property has been equitably mortgage by the present owner in favour of Punjab National Bank Civil lines Aligarh branch against the advances to M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal and by deposit of the documents of title deeds / documents which are in custody & possession of the banks Civil lines branch Aligarh

I have got inspected as available records of the office of sub registrar Koil

26/02/2022

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Aligarh w.e.f. 2017 till 20-02-2022 and upon my careful examination thereof found that there is no bar lien or charge over the subjected property in any manner and the property is free from all encumbrances except prior mortgage with the Punjab National Bank Civil Lines Aligarh. The chain of the title has already been explained and discussed in the previous legal search report dated 05/12/2017 submitted by under signed

The title of M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal has already been discussed deal with by under signed in his report dated 05/12/2017 and I hereby submitted this additional title search report in continuation of previous title search report dated 05/12/2017 The title of M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal is clear and marketable subject to previous loan to M/S Rasik Infra Constructions Aligarh through its partners and M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal has right to sell the said property and constructions standing thereon with the prior permission of Punjab National Bank Aligarh and the chain of title is also clear

M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal can sell the said property in part or whole with the permission of Punjab National Bank Aligarh .

The provision of The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 are applicable over the afore said property

Submitted

26/02/2022

Pankaj Gupta
Advocate

Encl: - (1) Search receipt no. 2022011004695 Dated 24-02-2022

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To,
Technical Advisor
U P RERA Lucknow

Sub: - Additional Search Report in respect of the property of M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh

Ref: - Previous report of Pankaj Gupta dated 05/12/2017

Reg: - Land measuring 1573.60 which is part of khata no. 535 khasra plot no. 200 situated at village Harduaganj Dehat pargana & tehseel Koil Ramghat Road Aligarh

Dear Sir,

With reference to the above Legal and Scrutiny report in respect of the afore mentioned Land measuring 15730.60 which is part of khata no. 535 khasra plot no. 200 situated at village Harduaganj Dehat pargana & tehseel Koil Ramghat Road Aligarh owned by M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh and this property along with other land has been purchased by M/S Rasik Infra Constructions Aligarh through its partners vide registered sale deed dated 23/05/2017 from Sri Manoj Pratap Singh s/o Sri Chandra Pal Singh r/o Sarai Sultani Aligarh & Sri Manoj Kumar Jadon s/o Sri Sukhveer Singh r/o LIG ADA Colony Agra Road Aligarh & Sri Sandeep Kumar s/o Sri Kishan Lal r/o Courts of Wards Compound Aligarh & Sri Kartikey Singh s/o Sri Jaiveer Singh r/o Rajendra Nager Sahibabad Ghaziabad partners of M/S Star Builders & Developers Bhartua House Agra Road Aligarh with regard to land measuring 0.8520 hectare which is part of khata no. 535 khasra plot no. 200 situated at village Harduaganj Dehat pargana & tehseel Koil Ramghat Road Aligarh and after purchased of the land measuring 0.8520 hectare M/S Rasik Infra Constructions Aligarh constructed two towers known as Rasik Tower A & B and sold various flats and now M/S Rasik Infra Constructions Aligarh is the owner of land measuring 1573.60 which is part of khata no. 535 khasra plot no. 200 situated at village Harduaganj Dehat pargana & tehseel Koil Ramghat Road Aligarh

The aforesaid property has been equitably mortgage by the present owner in favour of Punjab National Bank Civil lines Aligarh branch against the advances to M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal

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s/o Sri Ram Murti Bansal & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal and by deposit of the documents of title deeds / documents which are in custody & possession of the banks Civil lines branch Aligarh

I have got inspected as available records of the office of sub registrar Koil Aligarh w.e.f. 2017 till 20-02-2022 and upon my careful examination thereof found that there is no bar lien or charge over the subjected property in any manner and the property is free from all encumbrances except prior mortgage with the Punjab National Bank Civil Lines Aligarh. The chain of the title has already been explained and discussed in the previous legal search report dated 05/12/2017 submitted by under signed

The title of M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal has already been discussed deal with by under signed in his report dated 05/12/2017 and I hereby submitted this additional title search report in continuation of previous title search report dated 05/12/2017 The title of M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal is clear and marketable subject to previous loan to M/S Rasik Infra Constructions Aligarh through its partners and M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal has right to sell the said property and constructions standing thereon with the prior permission of Punjab National Bank Aligarh and the chain of title is also clear

M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal can sell the said property in part or whole with the permission of Punjab National Bank Aligarh.

The provision of The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 are applicable over the afore said property

Submitted
26/02/2022
Pankaj Gupta
Advocate

Encl: - (1) Search receipt no. 2022011004696 Dated 24-02-2022

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