

कार्यालय उपनिबंधक करछना करछना जनपद प्रयागराज

आवेदन संख्या :2202002400578

प्रमाण संख्या :220200691

भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)

श्री- एन सी द्विवेदी अधिवक्ता पुत्र- - तहसील करछना जिला प्रयागराज ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का ग्राम/मोहल्ला - डांडी, वार्ड/परगना- 40, आवासीय- जे एम डी इन्फ्रा० प्रा० लि० जरिये डायरेक्टर पंकज कुमार
विवरण : पुत्र स्व० राजाराम , आराजी 82मि रकबा 400 व मी ,

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 16/12/2009 से दिनांक 16/12/2020 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :24-12-2020

नाट - 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

आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **मायाशंकर विश्वकर्मा**

मिलान करने वाले निबन्धन लिपिक: **शशिकांत कनिष्ठ सहायक**


उपनिबंधक करछना
प्रयागराज

प्रिंट करें

सब निबन्धन करछना
प्रयागराज

कार्यालय उपनिबंधक करछना करछना जनपद प्रयागराज

आवेदन संख्या :2202002400580

प्रमाण संख्या :220200689

भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)

श्री- एस सी द्विवेदी अधिवक्ता पुत्र- - तहसील करछना जिला प्रयागराज ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति ग्राम/मोहल्ला - डांडी, वार्ड/परगना- 40, आवासीय- जे एम डी इन्फ्रास्टेट प्रा० लि० जरिये डायरेक्टर पंकज कुमार पुत्र का स्व० राजाराम, आराजी 82मि रकबा 257.90 व मी व आराजी न० 82 रकबा 480.86 व मी में निर्मित गोदाम 222.96 विवरण : व मी,

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 16/12/2009 से दिनांक 16/12/2020 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :24-12-2020

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

आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **मायाशंकर विश्वकर्मा।**

मिलान करने वाले निबन्धन लिपिक: **सहायक कनिष्ठ लिपिक।**

24/12/20
उपनिबंधक करछना
प्रयागराज

प्रिंट करें

उप निबन्धन करछना
प्रयागराज

कार्यालय उपनिबंधक करछना करछना जनपद प्रयागराज

आवेदन संख्या :2202002400581

प्रमाण संख्या :220200688

भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)

श्री- एस सी द्विवेदी अधिवक्ता पुत्र- - तहसील करछना जिला प्रयागराज ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का ग्राम/मोहल्ला - डांडी, वार्ड/परगना- 40, आवासीय- जे एम डी इन्फ्रास्टेट प्रा० लि० जरिये डायरेक्टर पंकज कुमार
विवरण : पुत्र स्व० राजाराम , आराजी 82मि० रकबा 3379.14 व मी ,

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 16/12/2009 से दिनांक 16/12/2020 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :24-12-2020

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आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

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तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **मायाशंकर विश्वकर्मा**

मिलान करने वाले निबन्धन लिपिक : **शशिकांत कनिष्ठ सहायक।**

उपनिबंधक करछना
प्रयागराज
रजि० निबन्धन करछना
प्रयागराज

प्रिंट करें

Form No. 22

(Rule 327)

Certificate No. 1343 of 200 20 Application No. 1343 of 200 20

Sri रघु.नी. खिदी (having applied to me for certificate giving

particular of registered acts and encumbrances if any of in respect of under mentioned प्लॉट नं. 82 कि. रकबा 33) 9.14 व.न. डॉ. न. मदन प्रसाद [म] मन्ना डिवा. कि. 5. 82 डॉ. न. मदन प्रसाद [म] मन्ना डिवा. कु. लामा 15 कि. पॉडी कान्वा क रम, 50-डावडी, नाबिक- जे. एन. डी. इ-फा (ए) प्रा. लि. डायरेक्ट. पं. कान्वा म. श. 50-50

I hereby certify that a search has been made in book I and the indexed relating the rate for the year 1997 to the year 2008 for acts and encumbrances effecting the said property and come such the following acts and encumbrances appear

Sl. No.	Description of property	Date of execution document	Nature of value	Name of parties executed	Claiment	References to to document No. & Year
1	2	3	4	5	6	7

कायमपत्र के उपलब्ध दस्तावेज (Documents) के प्रत्यक्ष निरीक्षण के उपरान्त यह सिद्ध हो रहा है कि

I also certify that save the aforsaid acts and encumbrances no other acts and encumbrances effecting the said property have found.

NOTE : 1. The acts and encumbrances shown in this certificate are those discovered with referenes to the description of properties furnished by the applicant, if the same property have been described is registered document in a manner different from the way in which the applicant has described them, transctions evidences by such documents will not be included in the embo certifi-cate.

2. The requisite search has been made a carefully as possible by the office, but the department will not, on any account holdies of responsible for any errors in the result of the search dies in this certificate.

3. This certificate does not include document, if any which have but have not been registered uptodate.

Search made (designation) and certificate prepared (designation)

Search verified and certificate (signature) examined by designation and seal

(signature of registering)
 Officer
रविशंकर करछना
 प्रयागराज
 21.12.20

Legal Advisor:

Indian Bank, Prayagraj
Corporation Bank, Prayagraj
Allahabad Development Authority, Prayagraj
Nagar Nigam, Prayagraj
Union Bank of India, Prayagraj
Oriental Bank of Commerce, Prayagraj
Bank of Baroda, Prayagraj
ICICI Bank Ltd., Prayagraj
Punjab National Bank, Prayagraj

Date: 14.09.2021

To
The Chief Manager
Bank of Baroda
Specialized Mortgage Store
Dwarika Bhawan, 1st Floor
19A, Tagore Town
Prayagraj

Dear Sir,

Subject: – Title Opinion Report certifying non encumbrances of the Group Housing Project 'Shree Kaleshwar Dham' being raised over Arazi No. 82 situated at Mauza - Dandi, Pargana – Arail, Tehsil – Karchhana, District – Prayagraj measuring 0.4260 hect. i.e. 4260 sq. meters developed by J.M.D. Infraestate Private Limited through its Director Pankaj Kumar S/o Late Raja Ram.

I refer to your letter no. NIL dated NIL requesting me to furnish non encumbrances and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(ies) granted/proposed to be granted to J.M.D. Infraestate Private Limited through its Director Pankaj Kumar S/o Late Raja Ram (Owner/Promoter):

1. Description and Area of the property proposed to be mortgaged. Specific number(s) and address of property along with boundaries and measurements:

Group Housing Project 'Shree Kaleshwar Dham' being raised over Arazi No. 82 situated at Mauza - Dandi, Pargana – Arail, Tehsil – Karchhana, District – Prayagraj measuring 0.4260 hect. i.e. 4260 sq. meters

Boundary of entire Arazi No. 82 as per present position:

East – Service Lane

West – 30 meter wide Dandi Rewa Road

North – 16 feet Chak Road

South – Houses of others (Basti)

2. Nature of property (Whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial. If Non Agricultural, the reference and date of conversion order from the competent authority should be mentioned.

The nature of land is non-agricultural in view of order dated 10.10.2014 passed by S.D.M. Karchhana, Prayagraj in Case No. T20140203058206 u/s 143 of U.P.Z.A. & L.R. Act.



3. **Name of Mortgagor/Owner and status in the account i.e. borrower or guarantor and whether Individual, Sole Proprietor, Partner, Karta or Trustee. In case the Mortgagor is Partner/Director/Trustee who is mortgaging the property on behalf of Partnership/Company/Trust, whether he/she has the authority. Copy of the Resolution/Memorandum & Articles of Association/Trust Deed etc. whether examined and verified:**

This is for project approval only. Land Owner/Promoter J.M.D. Infraestate Private Limited through its Director Pankaj Kumar S/o Late Raja Ram R/o 264/1B, Kamla Nagar, Stanley Road, Pargana & Tehsil – Sadar, District - Prayagraj.

4. **Whether any minor, lunatic or undischarged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps be taken.**

No any minor, lunatic or undischarged insolvent is involved. The Owner J.M.D. Infraestate Private Limited through its Director Pankaj Kumar S/o Late Raja Ram has sufficient capacity to contract.

5. **Whether the property is Freehold or Leasehold. If Leasehold then period of lease, and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained.**

Freehold property. The Urban Land Ceiling Act has been repealed in the State of U.P., hence not applicable.

6. **Source of property i.e. Self acquired or Ancestral. If Ancestral then mode of succession and whether original WILL/Probate is available.**

Self acquired.

7. **Whether the Mortgagor is Co-owner/Joint Owner and/or any partition of the Property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.**

No.

8. **Whether the Mortgagor is in exclusive possession of the property or it is leased/rented out to third party.**

As per documents, the present titleholder is in possession. However, the possession should be verified by the bank officials. It is advisable that prior to creation of mortgage property must be identified on spot and identity of mortgagor/borrower be also ascertained.

9. **Whether the property is mutated in municipal/revenue records and Mortgagor's name is reflecting and if not, the reason thereof.**

Yes, the name of present titleholder is mutated in revenue records.

10. **Whether any restriction for creation of Mortgage is imposed under the Central/State/Local Laws. If yes, then specify whose consent or permission would be required for creation of mortgage.**

No.

11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.

Following documents were perused.

1. Certified copy of Sale Deed dated 04.09.1973 Serial No. 1502 and registered on 11.10.1973
2. Certified copy of Sale Deed dated 07.05.2007 Serial No. 1630
3. Certified copy of Sale Deed dated 03.03.2008 Serial No. 840
4. Certified copy of Sale Deed dated 18.08.2012 Serial No. 5006
5. Certified copy of Sale Deed dated 18.08.2012 Serial No. 5007
6. Certified copy of Sale Deed dated 18.08.2012 Serial No. 5008
7. Copy of Minutes of meeting of Board of Directors of the Company dated 05.12.2018
8. Letter issued by Prayagraj Development Authority, Prayagraj dated 21.04.2020
9. NOC of issued by S.P. Traffic, Prayagraj dated 25.07.2020
10. NOC of Executive Engineer, Water Works Department dated 19.11.2020
11. NOC of the Chief Engineer, Nagar Nigam, Prayagraj dated 23.11.2020 .
12. Khatauni extract 1423-1428 fasli
13. Memorandum and Articles of Association
14. Copy of Provisional NOC by UP Fire Service Department dated 25.06.2020
15. Copy of Permission Letter dated 30.01.2021 by P.D.A.
16. Copy of Approved Map
17. Copy of Resolution dated 22.02.2021
18. Copy of Aakaar Patra 41 & 45

12. Whether the Advocate has personally visited the Sub Registrar/Revenue / Municipal office and examined the records.

Yes.

13. Whether the Search is being made for the period of 30 years. If no, reason thereof.

Search Inspection for preceding 30 years (1990 to 2020) was made on 16.12.2020 and for the period 2020 to 2021 on 18.06.2021 in the office of Sub Registrar, Karchhana, Prayagraj. The inspection was made for legible/accessible records and the Sub Registrar Karchhana, Prayagraj has issued N.E.C. No. 1349/20, 1350/20 and 1352/20 dated 21.12.2020 and N.E.C. No. 220200691, 220200689 & 220200688 dated 24.12.2020 which shows that the property is free from encumbrance. Hence the opinion is given on the basis of inspection of available/untorn records only and in view of N.E.C. issued by Sub-Registrar, Karchhana, Prayagraj.

14. Details of documents examined/scrutinized (This should be in chronological order with serial numbers, type/nature of

document, date of execution, parties, date of registration details including the details of revenue/society records etc.)

Sl. No.	Type/Nature of document(s)	Date of execution	No. & Date of Registration / Lien / Revenue Records / Builder's records/ Society records	Parties
1.	Certified copy of Sale Deed dated 04.09.1973	04.09.1973	Registered in the office of Sub Registrar, Karchhana, Prayagraj in Bahi No. 1, Zild No. 363 on pages 163 to 165 at Serial No. 1502 and registered on 11.10.1973	Binda S/o Beni Vendor Smt. Sheela Rani W/o Kasturi Lal and Smt. Krishna Rani W/o Surendra Kumar Vendees
2.	Certified copy of Sale Deed dated 07.05.2007	07.05.2007	Registered in the office of Sub Registrar, Karchhana, Prayagraj in Book No. 1, Vol. No. 1187 on pages 57 to 78 at Serial No. 1630 and registered on 07.05.2007	Smt. Krishna Rani W/o Surendra Kumar Vendor Rajeev Bajaj S/o Ramesh Chandra Bajaj Vendee
3.	Copy of Sale Deed dated 03.03.2008	03.03.2008	Registered in the office of Sub Registrar, Karchhana, Prayagraj in Book No. 1, Vol. No. 1382 on pages 77 to	Smt. Krishna Rani W/o Surendra Kumar Vendor Rajeev Bajaj S/o Ramesh Chandra Bajaj Vendee

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			86 at Serial No. 840 and registered on 03.03.2008	
4.	Copy of Sale Deed dated 18.08.2012	18.08.2012	Registered in the office of Sub Registrar, Karchhana, Prayagraj in Book No. 1, Vol. No. 2800 on pages 313 to 392 at Serial No. 5006 and registered on 18.08.2012	<p>Smt. Krishna Rani W/o Surendra Kumar, Rajiv Chawla and Sanjeev Chawla sons of Kasturi Lal Chawla and Smt. Vimmi Chawla W/o Late Anil Kumar Chawla and Shivam Chawla S/o Late Anil Kumar Chawla and Km. Ankita Chawla D/o Late Anil Kumar Chawla and Rajeev Bajaj S/o Ramesh Chandra Bajaj</p> <p>Vendors J.M.D. Infraestate Private Limited through its Director Pankaj Kumar S/o Late Raja Ram</p> <p>Vendee</p>
5.	Copy of Sale Deed dated 18.08.2012	18.08.2012	Registered in the office of Sub Registrar, Karchhana, Prayagraj in Book No. 1, Vol. No. 2800 on pages 393 to 496 at Serial No. 5007 and registered on 18.08.2012	<p>Smt. Krishna Rani W/o Surendra Kumar, Rajiv Chawla and Sanjeev Chawla sons of Kasturi Lal Chawla and Smt. Vimmi Chawla W/o Late Anil Kumar Chawla and Shivam Chawla S/o Late Anil Kumar Chawla and Km. Ankita Chawla D/o Late Anil Kumar Chawla</p> <p>Vendors J.M.D. Infraestate Private Limited through its Director Pankaj Kumar S/o Late</p>



				Raja Ram Vendee
6.	Copy of Sale Deed dated 18.08.2012	18.08.2012	Registered in the office of Sub Registrar, Karchhana, Prayagraj in Book No. 1, Vol. No. 2801 on pages 1 to 22 at Serial No. 5008 and registered on 18.08.2012	Smt. Krishna Rani W/o Surendra Kumar, Rajiv Chawla and Sanjeev Chawla sons of Kasturi Lal Chawla and Smt. Vimmi Chawla W/o Late Anil Kumar Chawla and Shivam Chawla S/o Late Anil Kumar Chawla and Km. Ankita Chawla D/o Late Anil Kumar Chawla and Rajeev Bajaj S/o Ramesh Chandra Bajaj Vendors J.M.D. Infraestate Private Limited through its Director Pankaj Kumar S/o Late Raja Ram Vendee
7.	Copy of Aakaar Patra 41 & 45			
8.	Khatauni 1438-1428 fasli			
9.	Letter issued by Prayagraj Development Authority, Prayagraj dated 21.04.2020			
10.	NOC of issued by S.P. Traffic, Prayagraj dated 25.07.2020			
11.	NOC of Executive Engineer, Water Works Department dated 19.11.2020			
12.	NOC of the Chief Engineer, Nagar Nigam, Prayagraj dated 23.11.2020			
13.	Copy of Minutes of meeting of Board of Directors of the Company dated 05.12.2018			
14.	Memorandum and Articles of Association			
15.	Copy of Provisional NOC by UP Fire Service Department dated 25.06.2020			
16.	Copy of Permission Letter dated 30.01.2021 by P.D.A.			
17.	Copy of Approved Map			
18.	Copy of Resolution dated 22.02.2021			

15. **Tracing of chain of title in favour of the Mortgagor/owner starting from earliest document available. The nature of document/deed conveying the title should be mentioned with description of parties along with the type of right it creates:**

To trace out chain of title, inspection and search of records was carried out by me at record room of Tehsil – Karchhana, Prayagraj and it was traced out that Arazi No. 58/1 situated at Mauza Dandi, Pargana – Arail, Tehsil - Karchhana, Prayagraj measuring 1 bigha 17 biswa 7 dhur was found to be recorded in the name of Binda S/o Beni as bhumidhar/owner with transferable rights.

That later on Binda S/o Beni sold and transferred part portion of Arazi No. 58/1, situated at Mauza Dandi, Pargana – Arail, Tehsil - Karchhana, Prayagraj measuring 1 bigha 17 biswa 7 dhur in favour of Smt. Sheela Rani W/o Kasturi Lal and Smt. Krishna Rani W/o Surendra Kumar vide registered Sale Deed dated 04.09.1973. This Sale Deed is registered in the office of S.R. Karchhana, Prayagraj in **Bahi No. 1, Zild No. 363 on pages 163 to 165 at Serial No. 1502 and registered on 11.10.1973.**

That on the strength of aforesaid Sale Deed, Smt. Sheela Rani W/o Kasturi Lal and Smt. Krishna Rani W/o Surendra Kumar derived rights, title and interest over the aforesaid purchased area and their names were consequently mutated in revenue records.

That later on consolidation operation underwent and Arazi No. 58/1 was renumbered as Arazi No. 82, situated at Mauza Dandi, Pargana – Arail, Tehsil - Karchhana, Prayagraj as it is evident from perusal of Aakaar Patra 41 & 45.

That later on Smt. Krishna Rani W/o Surendra Kumar sold and transferred part of her holding i.e. part portion of Arazi No. 82Mi. situated at Mauza Dandi, Pargana – Arail, Tehsil - Karchhana, Prayagraj measuring 261.33 sq. meters in favour of Rajeev Bajaj S/o Ramesh Chandra Bajaj vide registered Sale Deed dated 07.05.2007. This Sale Deed is registered in the office of S.R. Karchhana, Prayagraj in This Sale Deed is registered in the office of S.R. Karchhana, Prayagraj (Allahabad) in **Book No. 1, Vol. No. 1187 on pages 57 to 78 at Serial No. 1630 and registered on 07.05.2007.**

That likewise Smt. Krishna Rani W/o Surendra Kumar also sold and transferred part of her holding i.e. part portion of Arazi No. 82Mi. situated at Mauza Dandi, Pargana – Arail, Tehsil - Karchhana, Prayagraj measuring 223.99 sq. meters in favour of Rajeev Bajaj S/o Ramesh Chandra Bajaj vide registered Sale Deed dated 03.03.2008. This Sale Deed is registered in the office of S.R. Karchhana, Prayagraj (Allahabad) in **Book No. 1, Vol. No. 1382 on pages 77 to 86 at Serial No. 840 and registered on 03.03.2008.**

That on the strength of aforesaid Sale Deeds, Rajeev Bajaj S/o Ramesh Chandra Bajaj derived rights, title and interest over the aforesaid purchased area and his name was consequently mutated in revenue records.

That it is relevant to state here that after the death of Smt. Sheela Rani and Kasturi Lal Chawla, her share was devolved upon Rajiv Chawla and Sanjeev Chawla sons of Kasturi Lal Chawla and Smt. Vimmi Chawla W/o Late Anil Kumar Chawla and Shivam Chawla S/o Late Anil Kumar Chawla and Km. Ankita Chawla D/o Late Anil Kumar Chawla being legal heirs and successors.

That later on Smt. Krishna Rani W/o Surendra Kumar, Rajiv Chawla and Sanjeev Chawla sons of Kasturi Lal Chawla and Smt. Vimmi Chawla W/o Late Anil Kumar Chawla and Shivam Chawla

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S/o Late Anil Kumar Chawla and Km. Ankita Chawla D/o Late Anil Kumar Chawla and Rajeev Bajaj S/o Ramesh Chandra Bajaj jointly sold and transferred part portion of Arazi No. 82Mi., situated at Mauza Dandi, Pargana - Arail, Tehsil - Karchhana, Prayagraj measuring 3379.14 sq. meters in favour of J.M.D. Infraestate Private Limited through its Director Pankaj Kumar S/o Late Raja Ram vide Sale Deed dated 18.08.2012. This Sale Deed is registered in the office of S.R. Karchhana, Prayagraj in **Book No. 1, Vol. No. 2800 on pages 313 to 392 at Serial No. 5006 and registered on 18.08.2012.**

That similarly, Smt. Krishna Rani W/o Surendra Kumar, Rajiv Chawla and Sanjeev Chawla sons of Kasturi Lal Chawla and Smt. Vimmi Chawla W/o Late Anil Kumar Chawla and Shivam Chawla S/o Late Anil Kumar Chawla and Km. Ankita Chawla D/o Late Anil Kumar Chawla and Rajeev Bajaj S/o Ramesh Chandra Bajaj jointly also sold and transferred part portion of Arazi No. 82Mi., situated at Mauza Dandi, Pargana - Arail, Tehsil - Karchhana, Prayagraj measuring 480.86 sq. meters along with construction in favour of J.M.D. Infraestate Private Limited through its Director Pankaj Kumar S/o Late Raja Ram vide Sale Deed dated 18.08.2012. This Sale Deed is registered in the office of S.R. Karchhana, Prayagraj in **Book No. 1, Vol. No. 2800 on pages 393 to 496 at Serial No. 5007 and registered on 18.08.2012.**

That subsequently, Smt. Krishna Rani W/o Surendra Kumar, Rajiv Chawla and Sanjeev Chawla sons of Kasturi Lal Chawla and Smt. Vimmi Chawla W/o Late Anil Kumar Chawla and Shivam Chawla S/o Late Anil Kumar Chawla and Km. Ankita Chawla D/o Late Anil Kumar Chawla and Rajeev Bajaj S/o Ramesh Chandra Bajaj jointly sold and transferred part portion of Arazi No. 82Mi., situated at Mauza Dandi, Pargana - Arail, Tehsil - Karchhana, Prayagraj measuring 400 sq. meters in favour of J.M.D. Infraestate Private Limited through its Director Pankaj Kumar S/o Late Raja Ram vide Sale Deed dated 18.08.2012. This Sale Deed is registered in the office of S.R. Karchhana, Prayagraj in **Book No. 1, Vol. No. 2801 on pages 1 to 22 at Serial No. 5008 and registered on 18.08.2012.**

That on the strength of Sale Deeds, J.M.D. Infraestate Private Limited through its Director Pankaj Kumar S/o Late Raja Ram became sole and exclusive owner of Arazi No. 82, situated at Mauza Dandi, Pargana - Arail, Tehsil - Karchhana, Prayagraj measuring 0.4260 hect.

That it clarified that part of Arazi No. 82Mi. was sold vide previous deeds, however now J.M.D. Infraestate Private Limited through its Director Pankaj Kumar S/o Late Raja Ram is sole and exclusive owner of entire Arazi, hence same is Arazi No. 82. In this case Minjumla (various co-owners or various parts) is not applicable. It is advisable that since J.M.D. Infraestate Private Limited through its Director Pankaj Kumar S/o Late Raja Ram is sole and exclusive owner of Arazi No. 82, situated at Mauza Dandi, Pargana - Arail, Tehsil - Karchhana, Prayagraj measuring 0.4260 hect. i.e. 4260 sq. meters, hence names of previous owners must be stricken off from Khatauni extract and necessary formalities in this respect be carried out.

That later on J.M.D. Infraestate Private Limited through its Director Pankaj Kumar S/o Late Raja Ram applied for conversion of nature of land from agricultural to non-agricultural u/s 143 of U.P.Z.A. & L.R. Act in regard to his holding i.e. Arazi No. 82, situated at Mauza Dandi, Pargana - Arail, Tehsil - Karchhana, Prayagraj measuring 0.4260 hect. before S.D.M. Karchhana, Prayagraj and after completion of required formalities, the S.D.M. Karchhana, Prayagraj vide order dated 10.10.2014 passed in Case No. T20140203058206, declared the nature of land as non-agricultural and the said order has been incorporated in Khatauni extract 1423-1428 fasli.

That it is relevant to state here that J.M.D. Infraestate Private Limited in its meeting of Board of Directors of the Company dated 05.12.2018 resolved and authorized Rajesh Kumar Gupta S/o R.P. Gupta to sign, execute and submit Paper/document etc. for P.D.A. Work, Map and Submission on behalf of the Company. Later on J.M.D. Infraestate Private Limited through its Authorized Signatory Rajesh Kumar Gupta S/o R.P. Gupta applied for approval of multistoried residential complex over Arazi No. 82, situated at Mauza Dandi, Pargana - Arail, Tehsil - Karchhana, Prayagraj measuring 4260 sq. meters before Prayagraj Development Authority, Prayagraj and the Prayagraj Development Authority, Prayagraj vide Letter dated 21.04.2020 demanded for Rs. 1,58,41,895.00 with P.D.A. for approval of Map and Rs. 1,46,33,786.00 has been deposited and the same is endorsed by A.O.

That the Prayagraj Development Authority, Prayagraj has issued Permission Letter dated 30.01.2021 and granted provisional permission to raise 81 residential Units.

That the S.P. Traffic, Prayagraj vide No Objection Letter dated 25.07.2020 has given no objection for raising multistoried residential complex. Likewise the Executive Engineer, Water Works Department has granted NOC vide letter dated 19.11.2020. The Chief Engineer, Nagar Nigam, Prayagraj has granted NOC vide letter dated 23.11.2020. Provisional NOC has been granted by UP Fire Service Department dated 25.06.2020.

That if the present titleholder J.M.D. Infraestate Private Limited fulfills the requisite formalities of respective departments and deposit the required fees and obtains final Consent/NOC and get sanctioned layout approved by Prayagraj Development Authority, Prayagraj and build the apartment as per sanctioned layout and due approvals raises construction of group housing named 'Shree Kaleshwar Dham' over part of Arazi No. 82Mi. situated at Mauza - Dandi, Pargana - Arail, Tehsil - Karchhana, District - Prayagraj, then the constructed flats will be considered for collateral security for prospective buyers.

The Group Housing Project has applied for registration with UPRERA and the proceeding is underway.

That it is relevant to mention here that J.M.D. Infraestate Private Limited vide Resolution dated 22.02.2021 appointed Mr. Rajesh Kumar Gupta S/o Mr. R.P. Gupta as Chief Executive Officer and authorized him to do all acts, deeds, and things necessary for execution, construction and completion of housing project "Shree Kaleshwar Dham" and also authorized to sign all necessary documents, issuance of receipts to customers against booking of

flats, plots, convenient shops and also sign and execute all the Agreement to Sale, Sale Deeds of all the Plots, Shops and Flats sanctioned in the project for and on behalf of the Company.

That moreover, the undersigned carried out search and inspection of available/legible records in the office of S.R. Karchhana, Prayagraj for 30 years and it revealed that the property in question is free from all encumbrances.

That the undersigned also inspected records in the office of S.R. Karchhana, Prayagraj for 30 years and it is found that the present title deed along with chain title deeds are in order and there is no any discrepancy.

That on the facts mentioned hereinabove it is opined that **Project 'SHREE KALESHWAR DHAM' is fit for approval and there is no legal impediment provided all requisite formalities are completed/fulfilled by the J.M.D. Infraestate Private Limited through its Director Pankaj Kumar S/o Late Raja Ram.**

- 16. Whether there is any doubt/suspicion about the genuineness of the original documents. If yes, then specify.**

I have perused photocopy of title deeds and compared the same with certified copy of title deeds and evaluated the same with certified title deeds and establish that both are analogous and registered before the Registrar of Assurance.

- 17. Final Certificate/Opinion:**

The present titleholder J.M.D. Infraestate Private Limited through its Director Pankaj Kumar S/o Late Raja Ram holds clear, valid and marketable title over the captioned property and the property in question is free from encumbrances on the basis of inspection of legible records and in view of NEC issued by S.R. Karchhana, Prayagraj and the Project 'Shree Kaleshwar Dham' developed by **J.M.D. Infraestate Private Limited through its Director Pankaj Kumar S/o Late Raja Ram can be accepted for approval after obtaining due approvals/clearances from Prayagraj Development Authority, Prayagraj.**

- 18. List of documents to be deposited for creation of mortgage by the mortgagor including any additional document required in addition to the documents available:**

Enclosures

1. Certified copy of Sale Deed dated 04.09.1973 Serial No. 1502 and registered on 11.10.1973
2. Certified copy of Sale Deed dated 07.05.2007 Serial No. 1630
3. Certified copy of Sale Deed dated 03.03.2008 Serial No. 840
4. Certified copy of Sale Deed dated 18.08.2012 Serial No. 5006
5. Certified copy of Sale Deed dated 18.08.2012 Serial No. 5007
6. Certified copy of Sale Deed dated 18.08.2012 Serial No. 5008
7. Copy of Minutes of meeting of Board of Directors of the Company dated 05.12.2018



8. Letter issued by Prayagraj Development Authority, Prayagraj dated 21.04.2020
9. NOC of issued by S.P. Traffic, Prayagraj dated 25.07.2020
10. NOC of Executive Engineer, Water Works Department dated 19.11.2020
11. NOC of the Chief Engineer, Nagar Nigam, Prayagraj dated 23.11.2020
12. Khatauni extract 1423-1428 fasli
13. Memorandum and Articles of Association
14. Copy of Provisional NOC by UP Fire Service Department dated 25.06.2020
15. Copy of Permission Letter dated 30.01.2021 by P.D.A.
16. Copy of Approved Map
17. Copy of Resolution dated 22.02.2021
18. Copy of Aakaar Patra 41 & 45
19. N.E.C. No. 1349/20, 1350/20 and 1352/20 dated 21.12.2020 and N.E.C. No. 220200691, 220200689 & 220200688 dated 24.12.2020 issued by S.R. Karchhana, Prayagraj
20. Inspection receipt Nos. 2020024018588, 2020024018589 and 2020024018587 dated 16.12.2020 and Inspection Receipt dated 18.06.2021 (enclosed)

19. Whether any additional formalities to be completed by proposed mortgagor, if yes, state specifically in case of flat(s)/property(ies) in Co-op Societies, whether allotment letter, possession letter, share certificate, affidavit, power of attorney etc. is required:

An Affidavit elaborating that property in question is free from all sorts of encumbrances, charges or litigation whatsoever and the property in question which is proposed to be mortgage by them is not subject matter to any litigation, attachment or execution before any Court of Law and owner/mortgagor will indemnify all losses to the Bank if anything adverse is found in future.

20. Comments on enforceability of property under SARFAESI Act, 2002:

That the property in question had been declared as non-agricultural u/s 143 of U.P.Z.A. & L.R. Act, hence provisions of SARFAESI Act, 2002 are applicable.

Note: RERA Registration Papers are required.

Yours Truly


(S.C. Dwivedi)
Advocate