

ASHOK KUMAR SHRIVASTAVA

Advocate (P.N.B.)
Judge's Compound, Jhansi (U.P.)

RES- 332/1 Behind Tehsil, Jhansi

Mobile No. 9453880099

Ph. 0510-2330113

Reference/Entry Serial No.

Dated- 12-08-2022

To,

The Competent Authority,
U.P. R.E.R.A.,
Lucknow (U.P.)

Sub: Opinion on investigation of the title and obtaining of search report in respect of the property situated at:- Mauza Lahargird, "Shri Vikramah Ujjaini Green Residential Project" in front of Vision Height Jhansi, Tehsil & Distt. Jhansi, Open Land, Area 7505.48 Sqm. or 1.854 Acre Arazi No. 152

belong to:- Sri Ram Swaroop S/o Late Sri Summer R/o Infront of Vision Height City, Lahargird, Jhansi (Owner of Property / Basic Land)

Dear Sir,

As requested, I have conducted the legal investigation of the title and made search of record in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed.

I hereby certify that the registration particulars- number, date and page particulars etc. as shown in the original title deed and contents thereof tally with the information as stated in the records of the Sub-Registrar/Registrar for assurances as well as with certified copy of the title deed which was obtained by me is enclosed with this certificate.

I further certify that photograph of previous owner/seller and of intending mortgagor affixed/seen in the title deed tally with records of registration office as well as certified copy of the title deed. Chain of title relating of the property is complete as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of the Office of Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities.

[1] **Sub-registrar Office, Jhansi dtd. 10-08-2022**

[2] X X X X X X X X

I shall be liable/ responsible if any loss is caused to the Bank due to negligence on my part in making the search and bank has the unqualified right to publish my name for including in the caution list being maintained by the INDIAN BANK ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks/ Financial Institutions.

The search report of which is annexed here to conducted by me, for the period from **01-01-2009 to 09-08-2022** does not disclose any encumbrances/disclosed encumbrances as stated therein:

No encumbrances found against subjected property of Sri Ram Swaroop S/o Late Sri Summer.



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I have not given/have given option earlier on investigation of the title relating to the same property as detailed here under :-

- (i) Name of lender – NIL
- (ii) Date opinion & reference no. (if any) – NIL
- (iii) Remarks – NIL

I, find following defects/no defects in the title of the person offering mortgage :

No defect found against title of Sri Ram Swaroop S/o Late Sri Summer related to Arazi No. 152 area 7505.48 Sqm. or 1.854 Acre as per Khatauni No. 1069 Fasli Year 1429-1434.

I, hereby certify that **Sri Ram Swaroop S/o Late Sri Summer** has a clear, valid and marketable title over the above said property and he/she is competent to sale the individual plot in subjected project. The valid mortgage can be created by deposit of the original title deed of proposed purchaser of Plot which details are as under -

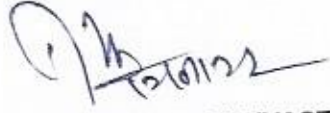
Following Original title deed which are required to be deposited to create equitable mortgage-

- (1) Registered Sale Deed which will be executed only by **Sri Ram Swaroop S/o Late Sri Summer** (Land owner of project / Seller) in favour of proposed purchaser of Plots. It to be E/M against security of Bank loan.

I have returned the original title deeds and other documents shown to me to the Branch Official XXXXXXXXXXXXXXXXXX against receipt.

Encl :

- 1. Special Report.
- 2. Chain of Title
- 3. Search report
- 4. Inspection Receipt No. 2022191020162, dtd. 10-08-2022
- 5. Certified Copy of Khatauni No. 1069; Fasli year 1429-1424 Arazi No. 152 area 7505.48 Sqm. or 1.854 Acre.
- 6. JDA approved layout Plan No. 229/22-23 dtd. 24-05-2022 related to "Shri Vikramah Ujjaini Green Residential Project"
- 7. Copy of Partnership Deed dtd. 20-05-2022 M/s Shri Vikramah Ujjaini Green.
- 8. Registration Certificate No. JHA/0012439 dtd. 30-06-2022 M/s Shri Vikramah Ujjaini Green.
- 9. Copy of PAN Card No. AESF59166B M/s Shri Vikramah Ujjaini Green.


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Annexure IV

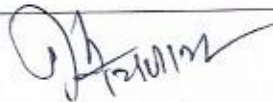
To,

The Competent Authority,
U.P. R.E.R.A.,
Lucknow (U.P.)

SPECIAL REPORT ON TITLE

Ref: Opinion on investigation of the title and obtaining of search report in respect of the property situated at:- Mauza Lahargird, "Shri Vikramah Ujjaini Green Residential Project" in front of Vision Height Jhansi, Tehsil & Distt. Jhansi, Open Land, Area 7505.48 Sqm. or 1.854 Acre Arazi No. 152
belong to:- Sri Ram Swaroop S/o Late Sri Summer R/o Infront of Vision Height City, Lahargird, Jhansi (Owner of Property / Basic Land)

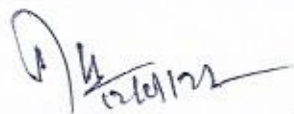
ASPECTS TO BE CONSIDERED		COUNSEL'S STATEMENT
1.	A. Particulars Name of the Borrower with address	Individual purchases of Plot will be borrower/ Purchaser.
2.	Name of the person offering Mortgage with parentage/ and address	Individual purchases of Plot will be borrower/ Purchaser.
3.	Details of the property to be mortgage: As per title report	As per Khatauni No. 1069 Fasli year 1429-1424 Arazi No. 152 area 7505.48 Sqm. or 1.854 Acre situated at Mauza Lahargird, in front of Vision Height Jhansi. Its residential lay-out plan approved by JDA vide letter No. 229/22-23 dtd. 24-05-2022
4.	As per present Position	At this time above property is in shape of open land, boundaries are not mentioned in enclosed khatauni No. 1069 Mauza Lahargird Fasli year 1429- 1434 Distt. Jhansi


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15.	Whether Urban Land Ceiling Act is applicable in the State where the property is located?	Not Applicable
16.	In case of leasehold property, whether permission/ NOC from the lessor is required for creation of mortgage? Whether permission of the lessor/NOC is obtained?	Not Applicable
17.	What is the rate of sharing of unearned income with lessor in the event of sale of the property?	Not Applicable
18.	Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	Not Applicable
19.	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated thereof.	Not Applicable
20.	Whether any permission of Income Tax Authorities/ assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	No need.
21.	In respect of agriculture land whether land is declared surplus or under consolidation of holdings.	Not Applicable
22.	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding towards the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of title investigation)	Not Applicable
23.	Whether the SARFAESI Act is applicable or not the property to be mortgage?	Yes Applicable

Date : 12-08-2022

Place : JHANSI


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Reference / Entry Serial No.

Dated- 12-08-2022

Annexure VA

To,

The Competent Authority,

U.P. R.E.R.A.,

Lucknow (U.P.)

SEARCH REPORT

Property situated:- Mauza Lahargird, "Shri Vikramah Ujjaini Green Residential Project" in front of Vision Height Jhansi, Tehsil & Distt. Jhansi, Open Land, Area 7505.48 Sqm. or 1.854 Acre Arazi No. 152

belong to:- Sri Ram Swaroop S/o Late Sri Summer R/o In front of Vision Height City, Lahargird, Jhansi (Owner of Property / Basic Land)

Account to:- Sri Ram Swaroop S/o Late Sri Summer R/o In front of Vision Height City, Lahargird, Jhansi (Owner of Property / Basic Land)

BO: for U.P. R.E.R.A., Lucknow (U.P.)

Search Report relates to searches made in

- (i) Sub Registrar Office Jhansi on- 10-08-2022.
- (ii) Registrar of companies- No need.
- (iii) Courts- NIL.
- (iv) Other office- No need.
- (v) Office of the Co-operative Society- No need.
- (vi) Jhansi development Authority approved Residential Project

Any other documents

Receipt of payment of Municipal Taxes etc- XXXX

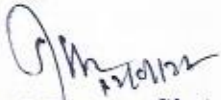
1. Sub Registrar/ Registrar of Assurance Office Jhansi

The encumbrance certificate No. XXXX dtd. XXXX was obtained from the Sub Registrar Jhansi for the period from XXXX to XXXX and the same does not disclosed any encumbrances.

2- I have also conducted the personal search for the purpose of NEC and the Inspection was made on 10-08-2022 for the period from 01-01-2009 to 09-08-2022 vide receipt no. 2022191020162, dtd. 10-08-2022 at the following Sub-registrar Office Jhansi.

The Search report is as under :-

After search it has been found that subjected property of Sri Ram Swaroop S/o Late Sri Summer is clear with perfect title for the purpose of Sale.


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2. The ownership of the property being a company, search was conducted in the following offices of the registrar of companies :-

The search made out in the office of Registrar of companies disclosed.

ROC	INFORMATION
NIL	NIL

3. **Inspection of Court records disclosed :-**

(This may detail suit pending, Decree, Attachment, before Judgment injunction, Appointment of Receiver, Appointment of Liquidator)

Name of Court	Date of Order	Nature of order
NIL	NIL	NIL

4. **Search made/inspections carried out in the following offices disclosed.**

Office	Date of Search/ Inspection	Information
Sub-registrar Office Jhansi	10-08-2022	Property is clear

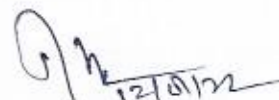
5. A study of the following documents disclosed.

Details of documents perused	Information
(1) Certified Copy of Khatauni No. 1069, Fasli year 1429-1424 Arazi No. 152 area 7505.48 Sqm. or 1.854 Acre.	Is genuine and correct.
(2) JDA approved layout Plan No. 229/22-23 dtd. 24-05-2022 related to "Shri Vikramah Ujjaini Green Residential Project"	Is genuine and correct.
(3) Copy of Partnership Deed dtd. 20-05-2022 M/s Shri Vikramah Ujjaini Green.	Is genuine and correct.
(4) Registration Certificate No. JHA/0012439 dtd. 30-06-2022 M/s Shri Vikramah Ujjaini Green.	Is genuine and correct.
(5) Copy of PAN Card No. AESF59166B M/s Shri Vikramah Ujjaini Green.	Is genuine and correct.

Defects noticed are indicated in the certificate given by me:- **No defects found against title of Sri Ram Swaroop S/o Late Sri Summer related to subjected property.**

Date : 12-08-2022

Place : JHANSI



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CHAIN OF TITLE

“मौजा लहरगिर्द विजन हाईट के सामने तहसील व जिला झांसी की आराजी सं० 152 रकवा 7505.48 वर्गमीटर यानि 1.854 हे० भूमि जिसके संक्रमणीय भूमिधर मालिक व काबिज श्री रामस्वरूप पुत्र स्व० श्री सुम्मेर है, खतौनी सं० 1069 फसली वर्ष 1429-1434 मौजा लहरगिर्द झांसी की प्रतिलिपि संलग्न है, श्री रामस्वरूप पुत्र स्व० श्री सुम्मेर की उपरोक्त भूमि पर “श्री विक्रम उज्जैनी ग्रीन” के नाम से 7505.48 वर्गमीटर यानि 1.854 हैक्टे० क्षेत्रफल में एक आवासीय ले-आउट प्लान झांसी विकास प्राधिकरण द्वारा पत्र सं० 229/22-23 दिनांक 24.05.2022 के जरिये स्वीकृत किया है, ले-आउट प्लान की प्रतिलिपि संलग्न है, झांसी विकास प्राधिकरण द्वारा स्वीकृत ले-आउट प्लान के तहत उक्त प्रोजेक्ट में कुल 30 आवासीय प्लॉट है जिसका क्षेत्रफल 3685.80 वर्गमीटर है। उक्त ले-आउट प्लान के अन्तर्गत प्लॉट सं० 19, 21, 22, 23, 24, 25, 26, 27, 28, 29 एवं 30 (कुल 11) झांसी विकास प्राधिकरण के अधीन बंधक है जिन्हे विकास प्राधिकरण की अनुमति के बगैर विक्रय नहीं किया जा सकता है।

मेसर्स श्री विक्रम उज्जैनी ग्रीन एक पंजीकृत फर्म है जिसका पंजीयन सं० JHA/0012439 दिनांक 30.06.2022 है, प्रमाण पत्र संलग्न है। उक्त फर्म में निम्नलिखित पांच पार्टनर हैं:- 1-श्री विक्रम सिंह पुत्र श्री प्रेम सिंह, 2- श्री जयवीर सिंह पुत्र रामस्वरूप सिंह, 3- श्री कृष्ण सिंह पुत्र भगवान सिंह यादव, 4- श्री धर्मेन्द्र शर्मा पुत्र श्री दुर्गा प्रसाद शर्मा, 5- श्री रामस्वरूप पुत्र स्व०श्री सुम्मेर, पार्टनरशिप डीड दिनांक 20.05.2022 की प्रतिलिपि संलग्न है। संलग्न पार्टनरशिप का कोई प्रभाव टाइटिल पर नहीं है क्योंकि झांसी विकास प्राधिकरण द्वारा स्वीकृत ले-आउट प्लान में अंकित प्लॉटो के बैनामो (सेलडीड) का निष्पादन श्री रामस्वरूप पुत्र स्व०श्री सुम्मेर द्वारा की किया जाना कानूनी तौर पर आवश्यक रहेगा क्योंकि आराजी नं० 152 के मालिक व काबिज श्री रामस्वरूप पुत्र स्व० श्री सुम्मेर ही है। दौरान सर्च उपरोक्त सम्पत्ति भारमुक्त है जिसकी चेन ऑफ टाइटिल सही एवं पूर्ण है। श्री रामस्वरूप पुत्र स्व० श्री सुम्मेर द्वारा दिया जा रहा शपथ पत्र संलग्न है।


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झांसी

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 10/08/2022

प्रस्तुतकर्ता या प्रार्थी का नाम अशोक कुमार श्रीवास्तव एड

लेख का प्रकार: मुआयना 2009 वर्ष से 2022 वर्ष तक

प्रतिफल की धनराशि

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

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 10/08/2022

दिनांक जब लेख प्रतिलिपि या तलाश 10/08/2022

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर