

LEGAL TITLE SEARCH REPORT

To,
U.P. Real Estate Regulatory Authority
Lucknow U.P.

1. Name & address of the owner : **Sri Harjeet Singh Chawla**
S/o Late Sri Sarv Singh Chawla
R/o 95/18, Sarv Nagar, C.P. Mission
Compound, Civil Line, Tehsil & Distt. Jhansi

2. Details /description of documents
scrutinized.

Sl.No.	Date of Document	Type of Document	Whether Original/ Certified/True Copy/ Photostat Copy Examined
1	1405-1410 F	Khatauni	Certified copy
2	11-12-2002	Sale deed	Certified copy
3	30-06-2019	Partnership deed	Copy
4	1429-1434 F	Khatauni	E-copy
5	01-09-2022	Exchange deed	Certified copy
6	03-05-2023	Layout Plan	Copy

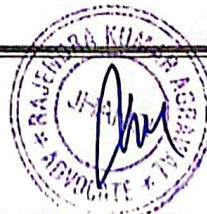
3. Details /description of the property/properties

Sy.No. Khata No. House No. Site No.	Extent Areas of land/ building	Location Sub Dist/ District/ District/Village/Munici pality etc.	Boundary
Group Housing Residential project Peetambra Avenue situated at Mauja Jhansi Khas Abadi Outside Unnao Gate, Paragna & Distt. Jhansi in Araji No. 2046, 2047, 2048, 2049 & 2050.	Total area of land involved in this project is 29419.95 sq.ft. Total No. of Plots 20	Mauja Jhansi Khas Abadi Outside Unnao Gate, Paragna & Distt. Jhansi	East – NA West – NA North – NA South – NA

4. Brief history of the property and how the owner/mortgagor has derived title:

That Khatauni of Vill-Jhansi Khas Tehsil & Distt. Jhansi for 1405-1410 Fasli shows that Sri Rajendra Mohan S/o Sri Raghuvir Sharan R/o 12, Taksal, Jhansi is Co-Sankramani Bhumidhar of Araji No. 2046, 2047, 2048, 2049, 2050 & 2054 total No. 6 Area is 1.134 Hect. since 1399 Fasli means year 1992.

Thereafter Sri Rajendra Mohan S/o Raghuvir Sharan R/o 12, Taksal, Jhansi sold above land Araji No. 2046, 2047, 2048, 2049, 2050 & 2054 total No. 6 Area is 1.134 Hect. through sale deed dt. 11-12-2002 to Ashok Khare S/o Radhey Raman Manager Peetambra Associate Partnership Firm Main Office, Sharma Market, First Floor, Manik Chowk, Jhansi Distt. Jhansi. This sale deed is registered in Sub-Registrar Office, Jhansi on 12-12-2002 and entered in Bahi No. 1 Khand-2345 Page 317-338 at serial No. 981 on 13-03-2003.



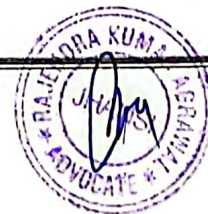
On the basis of this sale deed name of Ashok Khara S/o Radhey Raman Manager Peetambra Associate Partnership Firm Main Office, Sharma Market, First Floor, Manik Chowk, Jhansi Distt. Jhansi has been mutated in revenue records (Khatauni of 1429-1434 Fasil Enclosed).

That M/s Peetambra Associates is a partnership firm carrying on the business of Medicinal plant, Herbs, Wood and Fruit Trees & Nursery, construction of building, Farm Houses & Development of land and building, colonies etc. Smt. Seema Sharma, Smt. Shalini Chawla, Sri Harjeet Singh Chawla & Gurjeet Singh Chawla are present partner of above firm. A reconstitution of partnership deed dt. 30-06-2019 has been executed in this regard.

Thereafter an exchange deed dt. 01-09-2022 has been executed between Peetambra Associate, Sharma Market Manik Chowk, Jhansi through partner Sri Gurjeet Singh Chawla & Sri Harjeet Singh Chawla S/o Late Sri Sarv Singh Chawla R/o 95/18, Sarv Nagar, C.P. Mission Compound, Civil Line, Tehsil & Distt. Jhansi by which above land Arajil No. 2046, 2047, 2048, 2049 & 2050 No total No. 5 Area 29430 sq.ft. has been transferred to Sri Harjeet Singh Chawla. This exchange deed is registered in Sub-Registrar Office, Jhansi on 01-09-2022 and entered in Bahi No. 1 Zild-9898 Page 123-142 at serial No. 9389.

On above land Sri Harjeet Singh Chawla is developing a residential project namely Peetambra Avenue for which layout plan No. JDA/LD/22-23/0421 has been approved by Jhansi Development Authority, Jhansi on 03-05-2023.

5. Search & Investigation : for 30 years.
6. The persons who is the present owner of the properties. : Sri Harjeet Singh Chawla
S/o Late Sri Sarv Singh Chawla
R/o 95/18, Sarv Nagar, C.P. Mission
Compound, Civil Line, Tehsil & Distt. Jhansi
7. Whether the party has absolute clear & marketable title over the property & valid lease can be executed with regard to above property : Yes. Party has clear, perfect, marketable & mortgageable title.
8. What is the nature of the title of the owner i.e. tenancy right, possessory right, minor's right of any other type of right/clarify. : Full Ownership Right
9. Whether there is any restriction/prohibition under personal law of the owner/mortgagor to hold the property under the title deed through which he has derived the title. : No
10. Whether the latest title deed and the immediately previous title deeds available in originals. : Original latest title deed is available
11. Whether building tax/land revenue has been paid upto date. : N.A.
12. Whether any dues recoverable as land revenue are outstanding. : N.A.
13. Whether the land is affected by any revenue and tenancy legislation? if so, how and to what extent and the remedy if any. : No
14. Whether the permission under the Urban Land (Ceiling and Regulation) Act. 1976 is necessary or not. : No



लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक: 09/08/2023
प्रस्तुतकर्ता या प्रार्थी का नाम राजेन्द्र कुमार अग्रवाल एड
लेख का प्रकार: मुआयना 1993 वर्ष से 2023 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुछ्तार 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	09/08/2023
दिनांक जब लेख प्रतिलिपि या तलाश	09/08/2023
प्रमाण पत्र वापस करने के लिए तैयार किया	
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर	

property.

Final certificate:

I, certify that Sri Harjeet Singh Chawla S/o Late Sri Sarv Sing
C.P. Mission Compound, Civil Line, Tehsil & Distt. Jhansi t
mortgageable title in the properties shown above.

Encl: Sub Registrar receipts No. 2023191019710 dated 09-08-2023

15. (a) is the property free from encumbrance
(b) Please give detailed account of creation of charge or redemption's for a minimum period of 13 years and also state the subsisting charge, if any, mentioned in the encumbrance certificate for the last 13 years. : **Yes. Property is free from all encumbrances for last 30 yrs**
16. Whether the proposed sale deed can be executed with regard to above property. : **Yes. sale deed can be executed by Sri Harjeet Singh Chawla**
17. Whether the property is freehold or lease hold or self occupied or tenanted? if tenanted whether the property can be taken as mortgage and what precautions to be taken? : **Property is free hold**
18. Please state the names of the persons who should join the execution of sale deed : **Sri Harjeet Singh Chawla
S/o Late Sri Sarv Singh Chawla
R/o 95/18, Sarv Nagar, C.P. Mission
Compound, Civil Line, Tehsil & Distt. Jhansi**
19. Encumbrance Certificate for last 30 years : **I have searched the book Index No. II in the office of Sub-Registrar (Registration) Jhansi for 30 preceding years from 19 to 2023 (Upto 31.05.2023) and no encumbrance is found on the above property.**

Final certificate:

I, certify that Sri Harjeet Singh Chawla S/o Late Sri Sarv Singh Chawla R/o 95/18, Sarv Nagar C.P. Mission Compound, Civil Line, Tehsil & Distt. Jhansi has valid & clear marketable mortgageable title in the properties shown above.

Encl. Sub Registrar receipts No. 2023191019710 dated 09-08-2023

Place: Jhansi
Dated: 09-08-2023


(Rajendra Kumar Agarwal
Advocate