

**Rajendra Kumar Agarwal**  
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Jhansi-284001

Email: rkagarwal.jhs@gmail.com

Dated: 02-05-2023

**LEGAL TITLE SEARCH REPORT**

1. Name & address of the owner : SRJ Housing LLP, 372/13, Civil Line Gwalior Road, Jhansi through authorized representative Sri Sanjay Kumar Chaudha S/o Sri Gopi Krishna Chaudha R/o II<sup>nd</sup> Floor Ganesh Apartment, Sharda Hills Colony, Tehsil & Distt. Jhansi

2. Details /description of documents scrutinized.

S.No	Date of document	Name of document	Whether original/Certified/ Photostat.
1.	1410-1415 F	Khatauni	Copy
2.	04-03-2013	Sale deed	Copy
3.	1416-1421 F	Khatauni	Copy
4.	10-12-2012	Sale deed	Copy
5.	1410-1415 F	Khatauni	Copy
6.	19-05-2014	Sale deed	Copy
7.	26-10-2021	Sale deed	Copy

3. Details /description of the property/properties

Sl. No.	Sy.No. Khata No. House No. Site No.	Extent Areas of land/ building	Location Sub Distt/ District/ District/Village/Municipality etc.	Boundary
1	Agricultural land Khata No. 156 Araj No. 363 situated at Mauja Barata Tehsil & Distt. Jhansi.	Total area is 0.587 hect. ka ¼ i.e. 0.146 hect.	Mauja Barata Tehsil & Distt. Jhansi	East- Naali thereafter Araj No. 386 West- Land of others North- Araj No. 365 & 370 South- Araj No. 362
2	Agricultural land Khata No. 641 Araj No. 388 situated at Mauja Barata Tehsil & Distt. Jhansi.	Total area is 1.777 hect. ka ¼ i.e. 0.444 hect.	Mauja Barata Tehsil & Distt. Jhansi	East- Chak Road & Araj No. 390 West- Araj No. 371 North- Araj No. 389 South- Naali thereafter Araj No. 386
3	Agricultural land Khata No. 712 Araj No. 389 situated at Mauja Barata Tehsil & Distt. Jhansi.	Total area is 0.741 hect. ka 1/40 i.e. 0.0185 hect.	Mauja Barata Tehsil & Distt. Jhansi	East- Chak Road West- Naali North- Way Diamond Cement Factory South- Araj No. 388



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

Chain-1

That Khatauni of Khata No. 00560 Vill. Barata Tehsil & Distt. Jhansi For 1410-1415 fasli shows that Sri Ram Bharosey S/o Devakia R/o Baragaon Distt. Jhansi is Sankramani Bhumidhar of Araj No. 363 area 0.587 hect. since 1390 fasli means year 1983.

Thereafter Sri Ram Bharosey S/o Devakia sold above land Araj No. 363 area 0.2935 hect. through sale deed dt. 04-03-2013 to Grah Laxmi Infra Estate Pvt. Ltd. through director Smt. Sushma Saraogi & Alka Jain & Blue Sky Infra Estate Pvt. Ltd. through Director Sri Sanjay Patwari & Anand Mishra. This sale deed is registered in Sub-Registrar Office, Jhansi on 04-03-2013 and entered in Bahi No.1 Zild-5295 Page 73-90 at serial No. 2093.

Chain-2

That Khatauni of Vill. Barata Tehsil & Distt. Jhansi For 1416-1421 fasli shows that Sri Shiv Shanker S/o Vijayram R/o Baragaon Distt. Jhansi is Co-Sankramani Bhumidhar of Araj No. 388.

Thereafter Sri Shiv Shanker S/o Vijayram sold above land Araj No. 388 area 0.888 hect. through sale deed dt. 10-12-2012 to Grah Laxmi Infra Estate Pvt. Ltd. through director Smt. Sushma Saraogi & Alka Jain & Blue Sky Infra Estate Pvt. Ltd. through Director Sri Sanjay Patwari & Anand Mishra. This sale deed is registered in Sub-Registrar Office, Jhansi on 10-12-2012 and entered in Bahi No.1 Zild-5180 Page 303-322 at serial No. 8414.

Chain-3

That Khatauni of Khata No. 00083 Vill. Barata Tehsil & Distt. Jhansi For 1410-1415 fasli shows that Sri Kailash Narain S/o Ram Das R/o Baragaon Distt. Jhansi is Co-Sankramani Bhumidhar of Araj No. 389 since 1390 fasli means year 1993.

Thereafter Sri Kailash Narain sold above land Araj No. 389 area 0.0741 hect. through sale deed dt. 19-05-2014 to Blue Sky Infra Estate Pvt. Ltd. through Director Sri Sanjay Patwari & Sri Balaji Marketing through partner Smt. Sunita Agarwal & Grah Laxmi Infra Estate Pvt. Ltd. through authorized representative Sri Vijay Kumar Saraogi. This sale deed is registered in Sub-Registrar Office, Jhansi on 19-05-2014 and entered in Bahi No.1 Zild-5733 Page 385-406 at serial No. 3396.

Finally Blue Sky Infra Estate Pvt. Ltd. Gwalior Road, Jhansi through director Sri Sanjay Patwari & Anand Mishra sold above land Araj No. 363 (area 0.1467 hect.), 388 (area 0.444 hect.) & 389 (area 0.0185 hect.) total No. 3 area 0.609 hect. through sale deed dt. 26-10-2021 to SRJ Housing LLP, 372/13, Civil Line Gwalior Road, Jhansi through authorized representative Sri Sanjay Kumar Chaudha S/o Sri Gopi Krishna Chaudha R/o II<sup>nd</sup> Floor Ganesh Apartment, Sharda Hills Colony, Tehsil & Distt. Jhansi. This sale deed is registered in Sub-Registrar Office, Jhansi on 26-10-2021 and entered in Bahi No.1 Zild-9478 Page 133-152 at serial No. 9540.

5. Search & Investigation : for 30 years.



6. The persons who is the present owner of the properties. : SRJ Housing LLP, 372/13, Civil Line Gwalior Road, Jhansi through authorized representative Sri Sanjay Kumar Chaudha S/o Sri Gopi Krishna Chaudha R/o II<sup>nd</sup> Floor Ganesh Apartment, Sharda Hills Colony, Tehsil & Distt. Jhansi
7. 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
8. 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
9. Whether the latest title deed and the immediately previous title deeds available in originals. : Original latest title deed is available
10. Whether building tax/land revenue has been paid upto date. : N.A.
11. Whether any dues recoverable as land revenue are outstanding. : N.A.
12. Whether the land is affected by any revenue and tenancy legislation? if so, how and to what extent and the remedy if any. : No
13. Whether the permission under the Urban Land (Ceiling and Regulation) Act. 1976 is necessary or not. : No
14. (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
15. Whether the property is freehold or lease hold or self occupied or tenanted? it tenanted whether the property can be taken as mortgage and what precautions to be taken? : Property is free hold



16. 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 1993 to 2023 (Upto 28.02.2023) and no encumbrance is found on the above property.

**Final certificate:**

I, certify that SRJ Housing LLP, 372/13, Civil Line Gwalior Road, Jhansi through authorized representative Sri Sanjay Kumar Chaudha S/o Sri Gopi Krishna Chaudha R/o II<sup>nd</sup> Floor Ganesh Apartment, Sharda Hills Colony, Tehsil & Distt. Jhansi has a valid & clear marketable & mortgageable title in the properties shown above.

Place: Jhansi  
Dated: 02-05-2023

  
(Rajendra Kumar Agarwal)  
Advocate  
2-5-2023

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