

ASHOK KUMAR SRIVASTAVA

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.

11194/2021

Date: 22.10.2021

To,

**Asstt. General Manager/MCC Head
Punjab National Bank
JHANSI**

Sub: Opinion on investigation of title and obtaining of search report in respect of property

situated at:- **Mauza Mairy Tehsil & Distt. Jhansi, Arazi No. 219, 220, 221, 222, 223, 224, 225 & 226 Area = 1.474 Hect. and Arazi No. 216M & 218 Area = 0.583 Hect. Total Land 1.474 + 0.583 = 2.057 Hect. = 5.08 Acres (20570 SQM)**

Belong to:- **M/s Sainath Infracity Pvt. Ltd./LLP through Its Designated Partners
Sri Devendra Kumar Rawat S/o Late Sri B.L. Rawat
R/o 1883/1 Shivaji Nagar Jhansi**

Dear Sir,

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other officers 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 office of Sub-Registrar/Registrar of assurance as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photograph of previous owner and of intending mortgage 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 to 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 dt. 16.10.2021**

[2] 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 marking the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by INDIAN BANK'S ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Bank's/Financial Institutions.

The search report which is annexed hereto conducted by me, for the period from **01.01.2008 to 16.10.2021**, does not disclose any encumbrances/disclose encumbrances as stated therein.

**No encumbrance found against subjected property of M/s Sainath Infracity Pvt. Ltd./LLP
Jhansi**

Ashok Kumar Srivastava

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

- [i] Name of lender – NIL
- [ii] Date of 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 M/s Sainath Infracity Pvt. Ltd./LLP Jhansi related to sale deed dt. 23.06.2010 & 12.07.2021.

I hereby certify that **M/s Sainath Infracity Pvt. Ltd./LLP Jhansi** has a clear, valid and marketable title over the above said property and he/she is competent to create the mortgage. The valid mortgage can be created by deposit of the following original title deed. The said title deeds are original and genuine and are do duplicate or fake as observed by me:-

Following Original title deeds which are required to deposited to create equitable mortgage:-

(1) Registered sale deed dtd. 23.06.2010 executed by Sri Veerendra Kumar Rai S/o Sri C.L. Rai in favour of M/s Sainath Infracity Pvt. Ltd. through Director Sri Gyan Chand Gangwani which was registered on 24.06.2010 in Bahi No. 1 Zild No. 4142, Page No. 91-128, SI.No. 3927. Certified copy of sale deed is enclosed.

(2) Registered sale deed dtd. 12.07.2021 executed by Sri Mayank Gupta S/o Sri Kailash Narayan Gupta on behalf of M/s Radhey Radhey Farm House LLP In favour of M/s Sainath Infracity Pvt. Ltd./LLP through Its Designated Partners Sri Devendra Kumar Rawat S/o Late Sri B.L. Rawat which was registered on 13.07.2021 in Bahi No. 1 Zild No. 9294, Page No. 103-126, SI.No. 5839. Certified copy of sale deed is enclosed.

Following documents are required for Chain of Title :-

(1) Khatoni No. 018 Mauza Mairy Fasli Year 1425-1430 Sri Veerendra Rai & Sainath Infracity

(2) Khatoni No. 268 Mauza Mairy Fasli Year 1425-1430 M/s Ashok Infraproperties Pvt. Ltd. & Radhey Radhey Farm House LLP

(3) JDA approved Layout Plan No. 447 dt. 23.09.2021


22/10/21
Ashok Kumar Shrivastava
Advocate

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

Encl:

1. Special Report
2. Chain of Title
3. Search Report
4. Inspection Receipt No. **2021191020878** dtd. **16.10.2021**
5. Certified copy of sale deed dt. **23.06.2010** M/s **Sainath Infracity Pvt. Ltd.**
6. Certified copy of sale deed dt. **12.07.2021** M/s **Sainath Infracity LLP**
7. Khatoni No. 018 Mauza Mairy Fasli Year **1425-1430** Sri **Veerendra Rai & Sainath Infracity**
8. Khatoni No. 268 Mauza Mairy Fasli Year **1425-1430** M/s **Ashok Infracity Pvt. Ltd. & Radhey Radhey Farm House LLP**
9. JDA approved Layout **Plan No. 447** dt. **23.09.2021**
10. Sub-Registrar Search Certificate No. **1112/2021** dated **21.10.2021**
11. Sub-Registrar Search Certificate No. **1113/2021** dated **21.10.2021**


(Ashok Kumar Srivastava)
Advocate

Ashok Kumar Srivastava
Advocate
Regd. No.-2540/2002
Judge's Compound, JHANSI (U.P.)

ASHOK KUMAR SRIVASTAVA

Advocate (P.N.B.)

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RES:- 332/1 Behind Tehsil, Jhansi

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Date: 22.10.2021

Annexure IV

To,

**Asstt. General Manager/MCC Head
Punjab National Bank
JHANSI**

SPECIAL REPORT OF TITLE

Ref:- Opinion on investigation of title and obtaining of search report in respect of property

situated at:- **Mauza Mairy Tehsil & Distt. Jhansi, Arazi No. 219, 220, 221, 222, 223, 224, 225 & 226 Area = 1.474 Hect. and Arazi No. 216M & 218 Area = 0.583 Hect. Total Land 1.474 + 0.583 = 2.057 Hect. = 5.08 Acres (20570 SQM)**

Belong to:- **M/s Sainath Infracity Pvt. Ltd./LLP through Its Designated Partners
Sri Devendra Kumar Rawat S/o Late Sri B.L. Rawat
R/o 1883/1 Shivaji Nagar Jhansi**

ASPECTS TO BE CONSIDERED		COUNSEL'S STATEMENTS
1.	A. Particulars Name of the Borrower with address	M/s Sainath Infracity Pvt. Ltd./LLP through Its Designated Partners Sri Devendra Kumar Rawat S/o Late Sri B.L. Rawat R/o 1883/1 Shivaji Nagar Jhansi
2.	Name of the person offering Mortgage With parentage/and address	M/s Sainath Infracity Pvt. Ltd./LLP through Its Designated Partners Sri Devendra Kumar Rawat S/o Late Sri B.L. Rawat R/o 1883/1 Shivaji Nagar Jhansi
3.	Details of the property to be mortgage: As per title report	(1) As per sale deed dt. 23.06.2010 SI.No. 3927 Land No. 219, 220, 221, 222, 223, 224, 225 & 226 Area = 1.474 Hect. Situated At Mauza Mairy Tehsil & Distt. Jhansi. (2) As per sale deed dt. 12.07.2021 SI.No. 5839 Land No. 216M & 218 Area = 0.583 Hect. Situated At Mauza Mairy Tehsil & Distt. Jhansi.
4.	As per present Position	At this time Residential Lay-out Plan No. 447 dt. 23.09.2021 has approved by Jhansi Development Authority In favour of M/s Sainath Infracity Jhansi on the land of above both sale deed. Total area of project is = 5.08 Acres = 20570 SQM


Ashok Kumar Shrivastava

B- Investigation

1- Details of deeds/documents (including link deeds/Parent deeds) to be deposited for creation of mortgage (with full particulars regarding nature of documents, date of execution of and details of registration) :

मौजा मैरी तहसील व जिला झांसी की आराजी संख्या 219, 220, 221, 222, 223, 224, 225, 226 ऐरिया 1.474हे0 एवं आराजी संख्या-216मि. एवं 218 ऐरिया 0.583हे0 (यानि 1.474 + 0.583 = 5.08हे0 = 20570 वर्गमी0) मेसर्स साईनाथ इन्क्रासिटी आवासीय प्रोजेक्ट विकसित किया जा रहा है जिसका ले-आऊट प्लान (तलपट मानचित्र) संख्या-447/जे0डी0ए0/शमन मानचित्र/2021-2022 दिनांक 23.09.2021 झांसी विकास प्राधिकरण द्वारा अनुमोदित किया जा चुका है, अनुमोदन पत्र एवं लेऊआउट प्लान की प्रतिलिपि संलग्न है।

साईनाथ इन्क्रासिटी आवासीय प्रोजेक्ट की 5.08 एकड़ यानि 20570 वर्गमी0 भूमि निम्नलिखित दो बैनामों (सेलडीड) के जरिये क्रय की गयी है जिसकी चेन ऑफ टाइटल आदि का विवरण निम्नानुसार है:-

1- मौजा मैरी तहसील व जिला झांसी की आराजी सं0-219, 220, 221, 222, 223, 224, 225 एवं 226 ऐरिया 1.474हे0 का बैनामा दिनांक 23.06.2010 को श्री वीरेन्द्र कुमार राय पुत्र श्री सी0एल0 राय ने साईनाथ इन्क्रासिटी प्रा0लि0 जरिये डायरेक्टर श्री ज्ञानचन्द्र गंगवानी पुत्र श्री चौईथराम गंगवानी के पक्ष में निष्पादित किया जिसका पंजीयन दिनांक 24.06.2010 को जिल्द संख्या 4142 पृष्ठ संख्या 91-128 क्रमांक 3927 पर पंजीकृत है, सेलडीड की सर्टीफाईड कॉपी संलग्न है, ओरीजनल सेलडीड का मिलान संलग्न सर्टीफाईड कॉपी से कर लिया गया है, जो कि सही है।

(अ) उपरोक्त सम्पत्ति के बावत सब रजिस्ट्रार झांसी द्वारा जारी सर्च सर्टीफिकेट क्रमांक 1112/2021 दिनांक 21.10.2021 संलग्न है, जिसके अनुसार उपरोक्त सम्पत्ति भारमुक्त है।

(ब) उपरोक्त 1.474हे0 भूमि के विक्रेता श्री वीरेन्द्र कुमार राय पुत्र श्री सी0एल0 राय से सम्बन्धित खतौनी संख्या 268 फसली वर्ष 1425-1430 की प्रतिलिपि संलग्न है, जिस पर बतौर विक्रेता/मालिक श्री वीरेन्द्र कुमार राय का नाम दर्ज है तथा बैनामों के उपरान्त क्रेता साईनाथ इन्क्रासिटी प्रा0लि0 का नाम भी पंजीकृत हो चुका है। इस प्रकार उक्त सेलडीड में अंकित सम्पत्ति की चेन ऑफ टाइटल सही एवं पूर्ण है।

2- मौजा मैरी तहसील व जिला झांसी की आराजी सं0-216मि. एवं 218 ऐरिया 0.583हे0 का बैनामा दिनांक 12.07.2021 को राधे-राधे फार्म हाऊस एल0एल0पी0 के डेजीनेटिड पार्टनर्स श्री मयंक गुप्ता पुत्र श्री कैलाश नारायण गुप्ता ने साईनाथ इन्क्रासिटी एल0एल0पी0 के पक्ष में निष्पादित किया जिसका पंजीयन दिनांक 13.07.2021 को जिल्द संख्या 9294 पृष्ठ संख्या 103-126 क्रमांक 5839 पर पंजीकृत है, सेलडीड की सर्टीफाईड कॉपी संलग्न है, ओरीजनल सेलडीड का मिलान संलग्न सर्टीफाईड कॉपी से कर लिया गया है, जो कि सही है।

(अ) उपरोक्त सम्पत्ति के बावत सब रजिस्ट्रार झांसी द्वारा जारी सर्च सर्टीफिकेट क्रमांक 1113/2021 दिनांक 21.10.2021 संलग्न है, जिसके अनुसार उपरोक्त सम्पत्ति भारमुक्त है।

(ब) उपरोक्त 0.583हे0 भूमि के विक्रेता राधे राधे फार्म हाऊस एल0एल0पी0 से सम्बन्धित खतौनी संख्या 018 फसली वर्ष 1425-1430 की प्रतिलिपि संलग्न है, जिस पर राधे राधे फार्म हाऊस का नाम दर्ज है तथा राधे राधे फार्म हाऊस ने उक्त भूमि मेसर्स अशोक इन्क्राप्रोपर्टीज प्रा0लि0 से क्रय की थी, उक्त संलग्न खतौनी पर मेसर्स अशोक इन्क्राप्रोपर्टीज प्रा0लि0 का नाम भी दर्ज है। इस प्रकार उक्त सेलडीड में अंकित सम्पत्ति की चेन ऑफ टाइटल सही एवं पूर्ण है।

दौरान सर्च उपरोक्त सम्पत्ति भारमुक्त है। उपरोक्त सम्पत्ति का ई0एम0 किये जाने में कोई कानूनी व्यवधान नहीं है।


22/10/21
Ashok Kumar Shrivastava
Advocate

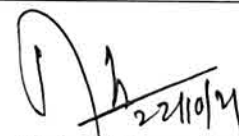
1.	Whether documents given to the counsel are original one or more copies of documents/ (Counsel should examine original documents only and if any of the documents in original is not shown, the details of the document be given reason thereof.)	Original Title Deed dtd. 23.06.2010 & 12.07.2021 examined by me and found correct and proper.
2.	Whether certified copies have been obtained from the Registrar's Office/	Yes, obtained and enclosed, which is correct
3.	Whether the documents in hand are compared with certified copies and whether the documents given raise any doubt or suspicious?	Yes, tallied and found correct & proper.
4.	Whether the registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office.	Yes, tallied and found correct & proper.
5.	Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office.	Yes, tallied and found correct & proper.
6.	Whether photographs of parties as affixed in conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the registrar's office.	Yes, tallied and found correct & proper.
7.	Whether contents as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?	Yes, tallied and found correct & proper.
8.	Whether the property has been mutated in the name of the person offering mortgage?	Yes, Khatoni No. 018 & 268 Mauza Mairy enclosed
9.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Yes
10.	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some states, there are legal restrictions on creation of the mortgage of agricultural property for non-agricultural purpose)	No.


 Ashok Kumar Shrivastava
 Advocate
 Regd. No.-2540/2002
 Judge's Compound, JHANSI (U.P.)

11.	Whether there are any restrictions regarding sale of the property to be mortgaged? (In some states, there are restrictions for sale of property to outsider).	No restrictions regarding sale of mortgaged property.
12.	Whether all the approvals, clearance/sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions approvals and clearances yet to be obtained.	No need.
13.	Whether the property is ancestral/or under joint ownership or the minor is having interest in the property If so, its effect thereof.	L.L.P. Property
14.	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	Not Applicable
15.	Whether Urban Land Ceiling Act is applicable in the State where the property is located?	Not Applicable
16.	In case of lease hold 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?	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: 22.10.2021

Place: JHANSI



(Ashok Kumar Srivastava)
Advocate

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Advocate

Regd. No.-2540/2002
Judge's Compound, JHANSI (U.P.)

ASHOK KUMAR SRIVASTAVA

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.

Date: 22.10.2021

Annexure VA

To,

**Asstt. General Manager/MCC Head
Punjab National Bank
JHANSI**

SEARCH REPORT

Property situated :- Mauza Mairy Tehsil & Distt. Jhansi, Arazi No. 219, 220, 221, 222, 223, 224, 225 & 226 Area = 1.474 Hect. and Arazi No. 216M & 218 Area = 0.583 Hect. Total Land 1.474 + 0.583 = 2.057 Hect. = 5.08 Acres (20570 SQM)

Belong to:- M/s Sainath Infracity Pvt. Ltd./LLP through Its Designated Partners
Sri Devendra Kumar Rawat S/o Late Sri B.L. Rawat
R/o 1883/1 Shivaji Nagar Jhansi

Account to:- M/s Sainath Infracity Pvt. Ltd./LLP through Its Designated Partners
Sri Devendra Kumar Rawat S/o Late Sri B.L. Rawat
R/o 1883/1 Shivaji Nagar Jhansi

BO: Punjab National Bank, M.C.C., JHANSI

Search report relates to searches made in:

- (i) Sub Registrar Office, Jhansi on 16.10.2021
- (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 lay-out plan

Any other documents

Receipt of payment of Municipal Taxes etc –

1. Sub Registrar/Registrar of Assurance Office Jhansi

The encumbrance certificate No. 1112/2021 & 1113/2021 dt. 20.10.2021 was obtained from the Sub Registrar, Jhansi for the period from 20.10.2008 to 19.10.2021 and the same does not disclosed any encumbrances.

2- I have also conducted personal search for the purpose of NEC and the inspection was made on 16.10.2021 for the period from 01.01.2008 to 16.10.2021 vide receipt No. 2021191020878 dtd. 16.10.2021 at the following Sub-registrar Office Jhansi.


Ashok Kumar Srivastava
Advocate

The Search report is as under:-

After search it has been found that subjected property of M/s Sainath Infracity Pvt. Ltd./LLP through Its Designated partners is clear with perfect title for the purpose of E/M.

2. The Ownership of the property being of 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 details Suit pending, Decrees, 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	16.10.2021	Property is clear

5. A study of the following documents disclosed:

Details of documents perused	Information
[1] Certified copy of sale deed dt. 23.06.2010 M/s Sainath Infracity Pvt. Ltd.	Is genuine and correct
[2] Certified copy of sale deed dt. 12.07.2021 M/s Sainath Infracity LLP	Is genuine and correct
[3] Khatoni No. 018 Mauza Mairy Fasli Year 1425-1430 Sri Veerendra Rai & Sainath Infracity	Is genuine and correct
[4] Khatoni No. 268 Mauza Mairy Fasli Year 1425-1430 M/s Ashok Infracity Pvt. Ltd. & Radhey Radhey Farm House LLP	Is genuine and correct
[5] JDA approved Layout Plan No. 447 dt. 23.09.2021	Is genuine and correct
[6] Sub-Registrar Search Certificate No. 1112/2021 dated 21.10.2021	Is genuine and correct
[7] Sub-Registrar Search Certificate No. 1113/2021 dated 21.10.2021	Is genuine and correct

Defects noticed are indicated in the Certificate given by me. **No defects found against title of M/s Sainath Infracity Pvt. Ltd./LLP through Its Designated partners related to subjected property.**

Date: 22.10.2021

Place: JHANSI


(Ashok Kumar Srivastava)
Advocate

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