

Date: 25.04.2023

To,
The Chief Manager

Respected Sir,

TITLE OPINION REPORT & NON-ENCUMBRANCE CERTIFICATE

Name of the borrower	M/s Dev Ashok Infra Developers Through Partner Mahendra Singh S/o Sri Dashrath Singh etc. R/o 179, Meri Tehsil and distt Jhansi (U.P.)
Name of the Mortgagor	M/s Dev Ashok Infra Developers Through Partner Mahendra Singh S/o Sri Dashrath Singh etc. R/o 179, Meri Tehsil and distt Jhansi (U.P.)

1.	Description of the immovable properties	Residential land area 16245 Sq.mtr. (As per JDA Map) Situated at Arazi No. 70, 71, 72, 82, 83, 84, 85, 86, 89 & 90 Mouza Dadiapura, Tehsil and distt Jhansi. <u>Boundaries as per sale deed -</u> East – Sudha Vihar West – Road North – Mouza Meri South – Land Sadik Ansari
2.	Devolution of Title	Copy of Khatoni Arazi No. 72, 79 etc. Fasli year 1427 to 1432 Mouza Dadiapura in the name of Smt. Ramdevi, Smt. Bhoori & Mahendra Singh. The sale deed executed by Mohammad Ijrail S/o Abdul Shakoor R/o Khatrayana, Jhansi in favour of Smt. Ramdevi W/o Late Sri Satish Chandra & Smt. Bhoori W/o Late Sri Ashok & Mahendra Singh S/o Dashrath Singh R/o 179, Meri,



Jhansi Registered on Book No. 1 Zild No. 5867
Page No. 231 to 350 at Serial No. 6599 dated
28.08.2014 Who sale out Arazi No. 72, 86 etc Total
11 Kita Rakwa 2.515 Hect Sale Rakwa 1.2575 i.e.
his full share Situated at Mouza Dadiapura, Jhansi.

The sale deed executed by Mohammad Ijrail
@ Israil Ansari S/o Abdul Shakoor Ansari R/o 54,
Khatrayana, Jhansi in favour of Smt. Ramdevi W/o
Late Sri Satish Chandra & Smt. Bhoori W/o Late
Sri Ashok & Mahendra Singh S/o Dashrath Singh
R/o 179, Meri, Jhansi Registered on Book No. 1
Zild No. 6823 Page No. 109 to 154 at Serial No.
7016 dated 16.11.2016 Who sale out Arazi No. 78
Rakwa 0.689 Hect Sale Rakwa 0.3445 Hect i.e.
3445 Sq.mtr. his full share Situated at Mouza
Dadiapura, Jhansi.

The sale deed executed by Mohammad Ijrail
@ Israil Ansari S/o Abdul Shakoor Ansari R/o 54,
Khatrayana, Jhansi in favour of Smt. Ramdevi W/o
Late Sri Satish Chandra & Smt. Bhoori W/o Late
Sri Ashok & Mahendra Singh S/o Dashrath Singh
R/o 179, Meri, Jhansi Registered on Book No. 1
Zild No. 6823 Page No. 155 to 198 at Serial No.
7017 dated 16.11.2016 Who sale out Arazi No. 79
Rakwa 0.069 Hect Sale Rakwa 0.0345 Hect i.e. 345
Sq.mtr. his full share Situated at Mouza Dadiapura,
Jhansi.

The sale deed executed by Mohammad Ijrail
@ Israil Ansari S/o Abdul Shakoor Ansari R/o 54,
Khatrayana, Jhansi in favour of Smt. Ramdevi W/o
Late Sri Satish Chandra & Smt. Bhoori W/o Late
Sri Ashok & Mahendra Singh S/o Dashrath Singh
R/o 179, Meri, Jhansi Registered on Book No. 1
Zild No. 6823 Page No. 199 to 244 at Serial No.
7018 dated 16.11.2016 Who sale out Arazi No. 80
Rakwa 0.105 Hect Sale Rakwa 0.052 Hect i.e. 521

Sq.mtr. his full share Situated at Mouza Dadiapura, Jhansi.

The sale deed executed by Mohammad Ijrail @ Israil Ansari S/o Abdul Shakoor Ansari R/o 54, Khatrayana, Jhansi in favour of Smt. Ramdevi W/o Late Sri Satish Chandra & Smt. Bhoori W/o Late Sri Ashok & Mahendra Singh S/o Dashrath Singh R/o Meri, Jhansi Registered on Book No. 1 Zild No. 7647 Page No. 381 to 454 at Serial No. 6301 dated 25.09.2018 Who sale out Arazi No. 78 Rakwa 0.202 Hect Sale Rakwa 0.101 Hect i.e. 1010 Sq.mtr. his full share Situated at Mouza Dadiapura, Jhansi.

The sale deed executed by Mohammad Ijrail @ Israil Ansari S/o Abdul Shakoor Ansari R/o 54, Khatrayana, Jhansi in favour of Smt. Ramdevi W/o Late Sri Satish Chandra & Smt. Bhoori W/o Late Sri Ashok & Mahendra Singh S/o Dashrath Singh R/o Meri, Jhansi Registered on Book No. 1 Zild No. 7876 Page No. 293 to 356 at Serial No. 1374 dated 25.02.2019 Who sale out Arazi No. 77 Rakwa 0.142 Hect Sale Rakwa 0.071 Hect i.e. 710 Sq.mtr. his full share Situated at Mouza Dadiapura, Jhansi.

The sale deed executed by Mohammad Ijrail @ Israil Ansari S/o Abdul Shakoor Ansari R/o 54, Khatrayana, Jhansi in favour of Smt. Bhoori W/o Late Sri Ashok R/o Meri, Jhansi Registered on Book No. 1 Zild No. 8187 Page No. 381 to 424 at Serial No. 6222 dated 05.09.2019 Who sale out Arazi No. 74 Rakwa 0.227 Hect Sale Rakwa 0.0378 Hect i.e. 378 Sq.mtr. Situated at Mouza Dadiapura, Jhansi.

The sale deed executed by Mohammad Ijrail @ Israil Ansari S/o Abdul Shakoor Ansari R/o 54, Khatrayana, Jhansi in favour of Smt. Ramdevi W/o Late Sri Satish Chandra R/o Meri, Jhansi Registered on Book No. 1 Zild No. 8210 Page No. 355 to 396 at Serial No. 6588 dated 19.09.2019 Who sale out Arazi No. 74 Rakwa 0.227 Hect Sale Rakwa 0.0378

Hect i.e. 378 Sq.mtr. Situated at Mouza Dadiapura, Jhansi.

The sale deed executed by Mohammad Ijrail @ Israil Ansari S/o Abdul Shakoor Ansari R/o 54, Khatrayana, Jhansi in favour of Mahendra Singh S/o Dashrath Singh R/o Meri, Jhansi Registered on Book No. 1 Zild No. 8269 Page No. 251 to 292 at Serial No. 7523 dated 23.10.2019 Who sale out Arazi No. 74 Rakwa 0.227 Hect Sale Rakwa 0.0378 Hect i.e. 378 Sq.mtr. Situated at Mouza Dadiapura, Jhansi.

Smt. Ramdevi W/o Late Sri Satish Chandra & Smt. Bhoori W/o Late Sri Ashok & Mahendra Singh S/o Dashrath Singh R/o 179, Meri, Jhansi create a Partnership firm Namely **M/s Dev Ashok Infra Developers** and modified partnership deed partners are Smt. Ramdevi W/o Late Sri Satish Chandra & Smt. Bhoori W/o Late Sri Ashok & Mahendra Singh S/o Dashrath Singh and Abhishek Yadav S/o Sri Mahendra Singh. Partnership deed and approved Map of property by JDA are enclosed.

3.	Minors Interest/HUF Property	N.A.
4.	Mutation of the name of the owner in revenue record.	Yes
5.	Possession	Yes
6.	Payment of municipal /local taxes / cases etc.	No.
7.	Applicability of the Urban Land (Ceiling and regulation) Act. 1976 (ULCRA)	Not Applicable
8.	Applicability of Local Laws	Yes, Jurisdiction in Jhansi Court
9.	Searches : (i) Searches in the office of Sub-Registrar of Assurance. (ii) Enquires made in the office of Mandal/Revenue Officer. (iii) Searches in the office Registrar of companies. (iv) Lis-pendens.	Yes Sub Registrar office, Jhansi /District Magistrate office, Jhansi 13 years. No lis-pendens found on above property. Property is free for equitable mortgage.

10.	Site Inspections	Yes
11.	Conclusion and Recommendation	Accordingly by virtue of sale deed, M/s Dev Ashok Infra Developers Through Partner Mahendra Singh S/o Sri Dashrath Singh etc. R/o 179, Meri Tehsil and distt Jhansi (U.P.) are/is the owner and in possession of the above property and he is having mortgage able & Marketable title of the above property. he can create a valid equitable mortgage of depositing the original title deed's with the bank by way of an equitable mortgage and after complying the formalities mentioned in this opinion.
12.	Certificate	M/s Dev Ashok Infra Developers Through Partner Mahendra Singh S/o Sri Dashrath Singh etc. R/o 179, Meri Tehsil and distt Jhansi (U.P.) has a valid, clear and marketable title to the immovable stated above & SARFAESI is applicable.

The following documents are required to be deposited for creation of Equitable Mortgage:

1. Original & Copy Sale deed Serial No. 6599 dated 28.08.2014
2. Original & Copy Sale deed Serial No. 7016 dated 16.11.2016
3. Original & Copy Sale deed Serial No. 7017 dated 16.11.2016
4. Original & Copy Sale deed Serial No. 7018 dated 16.11.2016
5. Original & Copy Sale deed Serial No. 6301 dated 25.09.2018
6. Original & Copy Sale deed Serial No. 1374 dated 25.02.2019
7. Original & Copy Sale deed Serial No. 6222 dated 05.09.2019
8. Original & Copy Sale deed Serial No. 6588 dated 19.09.2019
9. Original & Copy Sale deed Serial No. 7523 dated 23.10.2019
10. Copy of Khatoni
11. Copy of Partnership Deed.
12. Copy of Map of property JDA approved.
13. NEC From Sub Registrar office, Jhansi

Inspection Receipt No. 2023191009519 Dt. 21.04.2023

Sanjiv Kumar Bhargava

Advocate

Sanjiv Ku. Bhargava (Adv.)
 Reg. No. 6533/05
 CC No. 1434
 Mob. 9450071434

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

शुल्क सदर प्रथम

क्रम संख्या 2023191009519

झांसी

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 21/04/2023

प्रस्तुतकर्ता या प्रार्थी का नाम संजीव कुमार भार्गव एड

लेख का प्रकार: मुआयना 2010 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

21/04/2023

दिनांक जब लेख प्रतिलिपि या तलाश

21/04/2023

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कार्यालय उप-निबंधक ... २५२२ ५५५

प्रपत्र संख्या 29

(नियम-327)

संधान प्रमाण-पत्र

आवेदन पत्र सं० 379 वर्ष 2023

प्रमाण पत्र सं० 378 वर्ष 2023

आवेदक श्री ... २५५५ कुमाल भाग्य ठा

निम्नांकित सम्पत्ति के सम्बन्ध में किए गए पंजीकृत कृत्यों तथा अधिभारों के विषय में प्रमाण-पत्र लिए जाने हेतु दिनांक 17/03/23 का आवेदन किया है।

स्वामी सम्पत्ति श्री ... शोमती शम्भूजी व/० सतीश चंद्र व शोमती

... मुरी व/० मधुसूदन महेश सिंह व/० शंभूजी व/०

सम्पत्ति विवरण - ... शोमती व/० शम्भूजी तटव दि. आर्मा ... ५५५५

आराजी नं. 80/0.15 ई.

एतद् द्वारा प्रमाणित किया जाता है कि आवेदन पत्र में अंकित सम्पत्ति को प्रभावित करने वाले कृत्यों एवं अधिभारों के विषय में उपलब्ध फेहरिस्त संख्या-2 का संधान दिनांक 17/03/11 से 16/03/23 तक किया गया और इस संधान में निम्नानुसार कृत्य तथा अधिभार पाए गए।

प्रलेखानुसार सम्पत्ति का विवरण	निष्पादक की प्रकृति व विधि (पंजीकरण तिथि)	प्रलेख की जिल्द में पृष्ठ संख्या	पक्षकारों के नाम		पंजीकृत प्रलेख का ब्यौरा	
			निष्पादक	दावेदार	प्रलेख	वर्ष
1	2	3	4	5	6	7
कार्यालय	श्री. आशीश	आशीश	आशीश	श्री. आशीश	आशीश	
	उपरोक्त	श्री. आशीश	श्री. आशीश	श्री. आशीश		
	श्री. आशीश	श्री. आशीश	श्री. आशीश	श्री. आशीश		

मैं यह प्रमाणित करता हूँ कि उपरोक्त अवधि के अन्तर्गत किए गए संधान में उक्त विवरण के अतिरिक्त अन्य कोई कृत्य अथवा अधिभार जो कथित सम्पत्ति को प्रभावित करता हो नहीं पाए गए तथा वांछित तलाश कार्यालय द्वारा यथासम्भव सावधानी के साथ की गई है और विभाग प्रमाण पत्र में शामिल सूचना के लिए उत्तरदायी न होगा।

1. प्रमाण पत्र निर्माणकर्ता
2. प्रमाण परीक्षक

दिनांक 21/03/2023

सुभाष चन्द्र
उपनिबंधक
श्री. सचिव-प्रथम
जनपद-.....