

**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.

**1200/2021**

**Date: 26.10.2021**

To,

**The Chief Manager,  
Punjab National Bank  
R.A.M., JHANSI**

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

**Mauza Mairy Radhey-Radhey Farm Houses Pvt. Ltd. Jhansi, Residential Land/Arazi No. 254/10 Area = 0.836 Hect. & Arazi No. 254M Area = 2.505 Hect. & Arazi No. 254/10M Area = 0.836 Hect. Total Land = 0.836 + 2.505 + 0.836 = 4.177 Hect. (41770 SQM)**

Belong to:-

**M/s Sri Radhey-Radhey Farm Houses Pvt. Ltd. Jhansi  
Through its Director Sri Ajay Kumar Gupta S/o Sri Kallash Narayan Gupta  
R/o 69, Kariyappa Marg Cantt. 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 Sri Radhey-Radhey Farm Houses Pvt. Ltd. Jhansi.**

**Ashok Kumar Srivastava**  
Advocate

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

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 Sri Radhey-Radhey Farm Houses Pvt. Ltd. Jhansi related to sale deed dt. 06.06.2006 & 08.06.2006.**

I hereby certify that **Sri Radhey-Radhey Farm Houses Pvt. Ltd. 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 no duplicate or fake as observed by me:-

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

(1) Registered sale deed dtd. 06.06.2006 executed by Sri Vidya Prasad S/o Sri Chamchola in favour of Sri Radhey-Radhey Farm Houses Pvt. Ltd. through its Director Sri Ajay Kumar Gupta S/o Sri Kailash Narayan Gupta which was registered on 07.06.2006 in Bahi No. 1 Zild No. 3015, Page No. 331-344, SI.No. 2988. Certified copy of sale deed is enclosed.

(2) Registered sale deed dtd. 08.06.2006 executed by Sri Prakash S/o Sri Mulri Das in favour of Sri Radhey-Radhey Farm Houses Pvt. Ltd. through its Director Sri Ajay Kumar Gupta S/o Sri Kailash Narayan Gupta which was registered on 08.06.2006 in Bahi No. 1 Zild No. 3017, Page No. 43-82, SI.No. 3022. Certified copy of sale deed is enclosed.

**Following documents which are required to be deposited to Chain of Title :-**

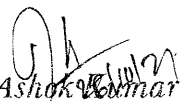
(1) Original sale deed dt. 01.01.2004 executed by Sri Munna Lal S/o Sri Narayan Das in favour of Sri Prakash S/o Sri Murli Das which was registered on 01.01.2004 in Bahi No. 1 Zild No. 2502, Page No. 337-358, SI.No. 07. Certified copy of sale deed enclosed.

(2) Original sale deed dt. 19.05.2005 executed by Sri Parasram & others in favour of Sri Prakash S/o Sri Murli Das which was registered on 19.05.2005 in Bahi No. 1 Zild No. 2779, Page No. 131-146, SI.No. 2508. Certified copy of sale deed enclosed.

(3) Khatoni No. 388 Mauza Mairy Fasli Year 1425-1430 Sri Radhey Radhey Farm Houses Pvt. Ltd.

(4) J.D.A. approved Lay-out Plan No. 479/JDA/2020-2021 dt. 04.03.2021 Sri Radhey Radhey Farm Houses Pvt. Ltd.

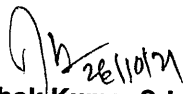
(5) Sri Radhey Radhey Farm Houses LLP Conversion certificate & LLP agreement modification dt. 15.06.2021.

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

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. 2021191020880 dtd. 16.10.2021
5. Certified copy of sale deed dt. 06.06.2006 Sri Radhey Radhey Farm Houses
6. Certified copy of sale deed dt. 08.06.2006 Sri Radhey Radhey Farm Houses
7. Sub-Registrar Search Certificate No. 1120/2021 dated 22.10.2021
8. Sub-Registrar Search Certificate No. 1119/2021 dated 22.10.2021
9. Certified copy of sale deed dt. 01.01.2004 Sri Prakash S/o Murli Das
10. Certified copy of sale deed dt. 19.05.2005 Sri Prakash S/o Murli Das
11. Khatoni No. 388 Mauza Mairy Sri Radhey-Radhey Farm Houses
12. JDA approved Lay-out Plan No. 479/21 dt. 04.03.2021
13. Sri Radhey-Radhey LLP Conversion Agreement modification

  
(Ashok Kumar Srivastava)  
Advocate

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

Reference/Entry Serial No.

Date: 26.10.2021

Annexure IV

To,

**The Chief Manager,  
Punjab National Bank  
R.A.M., JHANSI**

**SPECIAL REPORT OF TITLE**

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

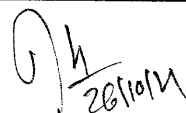
situated at:-

**Mauza Mairv Radhey-Radhey Farm Houses Pvt. Ltd. Jhansi. Residential  
Land/Arazi No. 254/10 Area = 0.836 Hect. & Arazi No. 254M Area = 2.505 Hect.  
& Arazi No. 254/10M Area = 0.836 Hect. Total Land = 0.836 + 2.505 + 0.836 =  
4.177 Hect. (41770 SQM)**

Belong to:-

**M/s Sri Radhey-Radhey Farm Houses Pvt. Ltd. Jhansi  
Through its Director Sri Ajay Kumar Gupta S/o Sri Kailash Narayan Gupta  
R/o 69, Kariyappa Marg Cantt. Jhansi**

ASPECTS TO BE CONSIDERED		COUNSEL'S STATEMENTS
1.	A. Particulars Name of the Borrower with address	Sri Radhey-Radhey Farm House LLP Jai Mahakali Medical Store Medical College Gate No. 01 Jhansi
2.	Name of the person offering Mortgage With parentage/and address	Sri Radhey-Radhey Farm House LLP Jai Mahakali Medical Store Medical College Gate No. 01 Jhansi
3.	Details of the property to be mortgage:  As per title report	(1) As per sale deed dt. 06.06.2006 Arazi No. 254/10 area = 0.836 Hect. Situated At Mauza Mairv Jhansi. Belong to Sri Radhey Radhey Farm Houses Jhansi. Boundaries are not mentioned in sale deed. (2) As per sale deed dt. 08.06.2006 Arazi No. 254M area = 2.505 Hect. & Arazi No. 254M area = 0.836 Hect. Total Land 3.341 Hect. Boundaries are not mentioned in sale deed.
4.	As per present Position	At this time above Land is converted Under Section 143 ZA LR Act & Lay Out Plan No. 479/21 dt. 04.03.2021 has approved by JDA Jhansi in the name of Sri Radhey Radhey Farms Houses LLP Jhansi.



*Ashok Kumar Shrivastava*  
Advocate

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

## **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) :**

श्री राधे-राधे फार्म हाऊसिंग मैरी जिला झांसी की आराजी सं0-254/10 रकवा 0.836हे0, आराजी सं0-254मि. रकवा 2.505हे0 व आराजी सं0-0.836हे0 कुल रकवा 4.177हे0 यानि 41770 वर्गमी0 में विकसित की जा रही है जिसकी खतौनी सं0-388 फसली वर्ष 1425-1430 संलग्न है। राधे-राधे फार्म हाऊसिंग का आवासीय ले-आऊट प्लान (तलपट मानचित्र) झांसी विकास प्राधिकरण द्वारा पत्र संख्या-479/2020-2021 दिनांक 04.03.2021 द्वारा अनुमोदित है। श्री राधे-राधे फार्म हाऊसिंग प्रा0लि0 का कनवर्जन श्री राधे-राधे फार्म हाऊसिंग एल0एल0पी0 में हो गया है जिसका प्रमाण पत्र दिनांक 12.02.2015 एवं एल0एल0पी0 मोडीफिकेशन एग्रीमेन्ट 15.06.2021 की प्रतिलिपियाँ संलग्न है।

श्री राधे-राधे फार्म हाऊसिंग प्रा0लि0/एल0एल0पी0 प्रोजेक्ट की भूमि निम्नलिखित बैनामों के जरिये की गयी है जिसकी चैन ऑफ टाइटल का विवरण निम्नानुसार है:-

1- मौजा मैरी की आराजी सं0-254/10 रकवा 0.836हे0 भूमि का बैनामा दिनांक 06.06.2006 को श्री विद्याप्रसाद पुत्र श्री चमचोला ने श्री राधे-राधे फार्म हाऊसिंग प्रा0लि0 के पक्ष में निष्पादित किया जिसका पंजीयन दिनांक 07.06.2006 को जिल्द संख्या 3015 पृष्ठ सं0-331-344 क्रमांक 2988 पर पंजीकृत है, सेलडीड की सर्टीफाईड कॉपी संलग्न है, ओरीजनल सेलडीड का मिलान कर लिया है जो कि सही है। उक्त सम्पत्ति विक्रेता की पैतृक सम्पत्ति रही है, श्री राधे-राधे फार्म हाऊसिंग प्रा0लि0 वर्ष 2006 से उक्त सम्पत्ति के मालिक व काविज है, बैनामे के उपरान्त राजस्व अभिलेखों में श्री राधे-राधे फार्म हाऊसिंग का नाम दर्ज है, खतौनी सं0-388 फसली वर्ष 1425-1430 की प्रतिलिपि संलग्न है, उक्त भूमि का जेड0ए0एल0आर0 एक्ट की धारा-143 के तहत कनवर्जन हो गया है तथा उक्त भूमि राधे-राधे फार्म हाऊसिंग प्रा0लि0 के आवासीय प्रोजेक्ट में शामिल है।

(अ) उपरोक्त सम्पत्ति के बावत सब रजिस्ट्रार झांसी द्वारा जारी सर्व/भारमुक्त प्रमाण पत्र संख्या-1119/2021 दिनांक 22.10.2021 की प्रतिलिपि संलग्न है।

2- मौजा मैरी की आराजी सं0-254मि. रकवा 2.505हे0 व आराजी सं0-254/10 रकवा 0.836हे0 (कुल 2 कित्ता रकवा 3.341हे0) का बैनामा दिनांक 08.06.2006 को श्री प्रकाश पुत्र श्री मुरलीदास ने श्री राधे-राधे फार्म हाऊसिंग के पक्ष में निष्पादित किया जिसका पंजीयन दिनांक 08.06.2006 को जिल्द संख्या 3017 पृष्ठ सं0-43-82 क्रमांक 3022 पर पंजीकृत है, सेलडीड की सर्टीफाईड कॉपी संलग्न है, ओरीजनल सेलडीड का मिलान संलग्न सेलडीड से कर लिया है जो कि सही है। बैनामे के उपरान्त राजस्व अभिलेखों में श्री राधे-राधे फार्म हाऊसिंग का नाम दर्ज हो चुका है तथा उक्त भूमि भी विकास प्राधिकरण द्वारा अनुमोदित ले-आऊट प्लान में शामिल है।

(अ) उपरोक्त विक्रेता श्री प्रकाश पुत्र श्री मुरलीदास ने आराजी सं0-254मि. रकवा 2.505हे0 को दिनांक 01.01.2004 को श्री मुन्नालाल पुत्र श्री नारायनदास से क्रय किया था, जिसका पंजीयन दिनांक 01.01.2004 को जिल्द सं0-2502 पृष्ठ सं0-337-358 क्रमांक 07 पर पंजीकृत है तथा आराजी सं0-254/10मि. रकवा 0.836हे0 भूमि को श्री परसराम आदि से क्रय किया था जिसका पंजीयन दिनांक 19.05.2005 को जिल्द सं0-2779 पृष्ठ सं0-131-146 क्रमांक 2508 पर पंजीकृत है, सर्टीफाईड कॉपी संलग्न है, विक्रय की गयी उपरोक्त सम्पत्ति विक्रेतागणों की पैतृक सम्पत्ति रही है।

(ब) उपरोक्त सम्पत्ति के बावत सब रजिस्ट्रार झांसी द्वारा सर्व/भारमुक्त प्रमाण पत्र सं0-1120/21 दिनांक 22.10.2021 की प्रतिलिपि संलग्न है।

इस प्रकार श्री राधे-राधे फार्म हाऊसिंग की चैन ऑफ टाइटल सही एवं पूर्ण है तथा श्री राधे-राधे फार्म हाऊसिंग आवासीय प्रोजेक्ट से सम्बन्धित सेलडीड क्रमांक 2988 दिनांक 06.06.2006 एवं सेलडीड क्रमांक 3022 दिनांक 08.06.2006 का ई0एम0 किये जाने में कोई कानूनी व्यवधान नहीं है।



Ashok Kumar Shrivastava  
Advocate

Regd. No.-2540/2002  
Jhansi Compound, JHANSI (U.P.)

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.)	<b>Original Title Deed dtd. 06.06.2006 &amp; 08.06.2006 examined by me and found correct and proper.</b>
2.	Whether certified copies have been obtained from the Registrar's Office/	<b>Yes, obtained and enclosed, which is correct</b>
3.	Whether the documents in hand are compared with certified copies and whether the documents given raise any doubt or suspicious?	<b>Yes, tallied and found correct &amp; proper.</b>
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.	<b>Yes, tallied and found correct &amp; proper.</b>
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.	<b>Yes, tallied and found correct &amp; proper.</b>
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.	<b>Yes, tallied and found correct &amp; proper.</b>
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?	<b>Yes, tallied and found correct &amp; proper.</b>
8.	Whether the property has been mutated in the name of the person offering mortgage?	<b>Yes, Khatoni No. 388 Mauza Mairy enclosed</b>
9.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	<b>Yes</b>
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)	<b>No.</b>

*Ashok Kumar Shrivastava*  
26/10/21

*Ashok Kumar Shrivastava*  
Advocate  
Regd. No.-2540/2002  
Village'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).	<b>No restrictions regarding sale of mortgaged property.</b>
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.	<b>No need.</b>
13.	Whether the property is ancestral/or under joint ownership or the minor is having interest in the property If so, its effect thereof.	<b>LLP Property</b>
14.	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	<b>Not Applicable</b>
15.	Whether Urban Land Ceiling Act is applicable in the State where the property is located?	<b>Not Applicable</b>
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?	<b>Not Applicable</b>
17.	What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	<b>Not Applicable</b>
18.	Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	<b>Not Applicable</b>
19.	Whether terms & conditions given in the lease deed have been complied with?	<b>Not Applicable</b>
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?	<b>No need.</b>
21.	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	<b>Not Applicable</b>
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)	<b>Not Applicable</b>
23.	Whether the SARFAESI Act is applicable or not the property to be mortgage/	<b>YES, applicable</b>

**Date: 26.10.2021**

**Place: JHANSI**

  
**(Ashok Kumar Srivastava)**  
**Advocate**

*Ashok Kumar Shrivastava*  
*Advocate*  
*Regd. No.-2540/2002*  
*Wedge'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: 26.10.2021

Annexure VA

To,

**The Chief Manager,  
Punjab National Bank  
R.A.M., JHANSI**

**SEARCH REPORT**

Property situated :-

**Mauza Malry Radhey-Radhey Farm Houses Pvt. Ltd. Jhansi, Residential  
Land/Arazi No. 254/10 Area = 0.836 Hect. & Arazi No. 254M Area = 2.505 Hect.  
& Arazi No. 254/10M Area = 0.836 Hect. Total Land = 0.836 + 2.505 + 0.836 =  
4.177 Hect. (41770 SQM)**

Belong to:

**M/s Sri Radhey-Radhey Farm Houses Pvt. Ltd. Jhansi  
Through its Director Sri Ajay Kumar Gupta S/o Sri Kailash Narayan Gupta  
R/o 69, Kariyappa Marg Cantt. Jhansi**

Account to:-

**M/s Sri Radhey-Radhey Farm Houses Pvt. Ltd. Jhansi  
Through its Director Sri Ajay Kumar Gupta S/o Sri Kailash Narayan Gupta  
R/o 69, Kariyappa Marg Cantt. Jhansi**

BO:

**Punjab National Bank, R.A.M., 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 layout plan

**Any other documents**

Receipt of payment of Municipal Taxes etc –

1. Sub Registrar/Registrar of Assurance Office Jhansi

The encumbrance certificate No. 1119/2021 & 1120/2021 dt. 22.10.2021 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. 2021191020880 dtd. 16.10.2021 at the following Sub-registrar Office Jhansi.

*Ashok Kumar Srivastava*  
Advocate

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



**The Search report is as under:-**

After search it has been found that subjected property of Sri Radhey-Radhey Farm Houses Pvt. Ltd. Jhansi 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. 06.06.2006 Sri Radhey Radhey Farm Houses	Is genuine and correct
2. Certified copy of sale deed dt. 08.06.2006 Sri Radhey Radhey Farm Houses	Is genuine and correct
3. Sub-Registrar Search Certificate No. 1120/2021 dated 22.10.2021	Is genuine and correct
4. Sub-Registrar Search Certificate No. 1119/2021 dated 22.10.2021	Is genuine and correct
5. Certified copy of sale deed dt. 01.01.2004 Sri Prakash S/o Murli Das	Is genuine and correct
6. Certified copy of sale deed dt. 19.05.2005 Sri Prakash S/o Murli Das	Is genuine and correct
7. Khatoni No. 388 Mauza Mairy Sri Radhey-Radhey Farm Houses	Is genuine and correct
8. JDA approved Lay-out Plan No. 479/21 dt. 04.03.2021	Is genuine and correct
9. Sri Radhey-Radhey LLP Conversion Agreement modification	Is genuine and correct

Defects noticed are indicated in the Certificate given by me. **No defects found against title of Sri Radhey-Radhey Farm Houses Pvt. Ltd. Jhansi related to subjected property.**

Date: 26.10.2021

Place: JHANSI

  
(Ashok Kumar Srivastava)  
Advocate

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