

# Rajendra Kumar Agarwal Advocate

Phone: 0510- 2442501

Mobile: 9415179884

193, Civil Lines,

{Behind Elite Cinema}

Jhansi-284001

Email: rkagarwal.jhs@gmail.com

Dated: 25-10-2025

Ref:- NEC 2025-26

## LEGAL TITLE SEARCH REPORT

To

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

1. Name & address of the owner

Jhansi Homes LLP having its regd. office at  
1337, Nai Basti, Jhansi through partner  
Sri Harjeet Singh Chawla S/o Late Sri Sarv Singh  
Chawla R/o 95/18, Sarv Nagar, C.P. Mission  
Compound, Civil Line, Jhansi

2. Details /description of documents  
scrutinized.

Sl No.	Date of Document	Type of Document	Whether Original/ Certified/True Copy/ Photostat Copy Examined
Chain-1			
1	1418-1423 F	Khatauni	Copy
2	31-07-2014	Agreement to sale	Copy
3	17-10-2014	Sale deed	Copy
4	06-06-2025	Sale deed	Copy
5	1430-1435 F	Khatauni	Copy
Chain-2			
1	1400-1405 F	Khatauni	Copy
2	30-06-2010	Sale deed	Copy
3	25-05-2011	Sale deed	Copy
4	04-04-2014	Sale deed	Copy
5	1430-1435 F	Khatauni	Copy
Chain-3			
1	1400-1405 F	Khatauni	Copy
2	20-05-2010	Agreement to sale	Copy
3	10-08-2010	Sale deed	Copy
4	24-05-1996	Sale deed	Copy
5	25-05-2011	Sale deed	Copy
6	15-03-2014	Sale deed	Copy
7	1430-1435 F	Khatauni	Copy
	30-06-2019	Partnership deed	Copy
	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 Distt/ District/ District/Village/Munici pality etc.	Boundary
Group Housing Residential colony "Jhansi Homes Pvt. Ltd. Phase-II" situated at Mauja Bhojla, Tehsil & Distt. Jhansi in Arajji No. 607, 609 & 610.	Total area of land involved in this project is 30913.37 sq.ft. Total No. of Plots 108 Total Plot area 13114.11 sq.mt.	Mauja Bhojla, Tehsil & Distt. Jhansi	East - NA West - NA North - NA South - NA





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

Chain-1 Araj No. 607

That Khatauni of Khata No. 00032 Vill-Bhojla Tehsil & Distt. Jhansi for 1418-1423 Fasli shows that Sri Kailash Narain & Ram Sewak & Ramji Saran S/o Shiv Dayal R/o Vill-Bhojla Tehsil & Distt. Jhansi are Co-Sankramani Bhumidhar of land Araj No. 607 Area 1.8660 Hect. since 1387 Fasli means year 1980.

Thereafter Sri Kailash Narain & Ram Sewak & Ramji Saran S/o Late Shiv Dayal R/o Vill-Bhojla Tehsil & Distt. Jhansi executed an agreement to sale dt. 31-07-2014 in favour of Guru Nanak Builders & Developers regd. office Sarv Nagar, C.P. Mission Compound, Jhansi through partner Sri Harjeet Singh Chawla S/o Late Sri Sarv Singh Chawla R/o Sarv Nagar, C.P. Mission Compound, Jhansi for sale of land Araj No. 607 area 1.866 hect. situated at Mauja Bhojla Tehsil & Distt. Jhansi. This agreement to sale is registered in Sub-Registrar Office, Jhansi on 31-07-2014 and entered in Bahi No. 1 Zild-5829 Page 81-98 at serial No. 5635.

Thereafter Sri Kailash Narain & Ram Sewak & Ramji Saran S/o Late Shiv Dayal R/o Vill-Bhojla Tehsil & Distt. Jhansi executed sale deed dt. 17-10-2014 in favour of Guru Nanak Builders & Developers regd. office Sarv Nagar, C.P. Mission Compound, Jhansi through partner Sri Harjeet Singh Chawla S/o Late Sri Sarv Singh Chawla R/o Sarv Nagar, C.P. Mission Compound, Jhansi with regard to land Araj No. 607 area 1.866 hect. situated at Mauja Bhojla Tehsil & Distt. Jhansi. This sale deed is registered in Sub-Registrar Office, Jhansi on 17-10-2014 and entered in Bahi No. 1 Zild-5921 Page 35-72 at serial No. 7801.

On the basis of this sale deed name of Guru Nanak Builders & Developers regd. office Sarv Nagar, C.P. Mission Compound, Jhansi through partner Sri Harjeet Singh Chawla S/o Late Sri Sarv Singh Chawla R/o Sarv Nagar, C.P. Mission Compound, Jhansi has been mutated in revenue records (Khatauni of 1430-1435 Fasli Enclosed).

Thereafter Guru Nanak Builders & Developers regd. office Sarv Nagar, C.P. Mission Compound, Jhansi through partner Sri Harjeet Singh Chawla S/o Late Sri Sarv Singh Chawla R/o Sarv Nagar, C.P. Mission Compound, Jhansi sold above land Araj No. 607 area 1.866 hect. situated at Mauja Bhojla Tehsil & Distt. Jhansi through sale deed dt. 06-06-2025 to Jhansi Homes LLP having its regd. office at 1337, Nai Basti, Jhansi through partner Sri Harjeet Singh Chawla S/o Late Sri Sarv Singh Chawla R/o 95/18, Sarv Nagar, C.P. Mission Compound, Civil Line, Jhansi. This sale deed is registered in Sub-Registrar Office, Jhansi on 06-06-2025 and entered in Bahi No. 1 Zild-11594 Page 201-218 at serial No. 8471.

On the basis of this sale deed name of Jhansi Homes LLP has been mutated in revenue records (Khatauni of 1430-1435 Fasli Enclosed)

Chain-2 Araj No. 609 & 616

That Khatauni of Khata No. 00142 Vill-Bhojla Tehsil & Distt. Jhansi for 1400-1405 Fasli shows that Sri Kallu & Garibey S/o Radhalal R/o Vill-Bhojla Tehsil & Distt. Jhansi are Co-Sankramani Bhumidhar of land Araj No. 609 & 616 Area 0.376 Hect. & 1.676 Hect. respectively since 1387 Fasli means year 1980.

Thereafter Sri Kallu S/o Sri Radhalal R/o Vill-Bhojla, Tehsil & Distt. Jhansi sold above land Araj No. 609 & 616 total area 0.513 hect. through sale deed dt. 30-06-2010 to Milan Infratech Pvt. Ltd. Head Office, 33, Gussainpura, Jhansi through managing director Sri Ashfaq Khan S/o Late Babu Khan R/o 26, Inside Datia Gate, Jhansi and director Sri Sunil Kumar Gupta S/o Ram Saran Gupta R/o 33, Gussainpura, Jhansi. This sale deed is registered in Sub-Registrar Office, Jhansi on 30-06-2010 and entered in Bahi No. 1 Zild-4150 Page 73-90 at serial No. 4097.

Thereafter Sri Garib Das Alias Garibey S/o Radhalal R/o Vill-Bhojla Tehsil & Distt. Jhansi sold above land Araj No. 609 & 616 area 0.513 hect. through sale deed dt. 25-05-2011 to Chardham Infra Developer Pvt. Ltd. 37, Gussainpura, Jhansi through director Damodar Das Geda S/o Ramdas Geda R/o 37, Gussainpura, Jhansi. This sale deed is registered in Sub-Registrar Office, Jhansi on 25-05-2011 and entered in Zild-4500 Page 1-22 at serial No. 3136.

Thereafter 1-Milan Infratech Pvt. Ltd. Head Office, 33, Gussainpura, Jhansi through managing director Sri Ashfaq Khan S/o Late Babu Khan R/o 26, Inside Datia Gate, Jhansi and director Sri Sunil Kumar Gupta S/o Ram Saran Gupta R/o 33, Gussainpura, Jhansi & 2- Chardham Infra Developer Pvt. Ltd. 37, Gussainpura, Jhansi through director Damodar Das Geda S/o Ramdas Geda R/o 37, Gussainpura, Jhansi sold above land Araj No. 609 area 0.376 hect. ka ½ part through sale deed dt. 04-04-2014 to Jhansi Homes Pvt. Ltd. through director Sri Jagdish Dubey S/o Sri Tulsidas Dubey R/o 1337, Nai Basti, Jhansi. This sale deed is registered in Sub-Registrar Office, Jhansi on 04-04-2014 and entered in Bahi No. 1 Zild-5694 Page 165-226 at serial No. 2433.

On the basis of this sale deed name of Jhansi Homes Pvt. Ltd. has been mutated in revenue records (Khatauni of 1430-1435 Fasli Enclosed)





Chain-3 Araj No. 610

That Khatauni of Khata No. 00161 Vill-Bhojla Tehsil & Distt. Jhansi for 1400-1405 Fasli shows that Sri Baijnath S/o Gambheer R/o Vill-Bhojla Tehsil & Distt. Jhansi is Sankramani Bhumidhar of land Araj No. 610 etc. Area 1.404 Hect. since 1387 Fasli means year 1980. This Khatauni further shows that after death of Sri Baijnath name of his legal heirs Sri Ganga Prasad & Sitaram & Siyaram S/o Baijnath R/o Vill-Bhojla, Tehsil & Distt. Jhansi have been mutated in revenue records.

Thereafter Sri Sitaram S/o Baijnath R/o Vill-Bhojla, Tehsil & Distt. Jhansi executed agreement to sale dt. 20-05-2010 in favour of Milan Infratech Pvt. Ltd. Head Office, 33, Gussainpura, Jhansi through managing director Sri Ashfaq Khan S/o Late Babu Khan R/o 26, Inside Datia Gate, Jhansi and director Sri Sunil Kumar Gupta S/o Ram Saran Gupta R/o 33, Gussainpura, Jhansi with regard to land Araj No. 610 etc. situated at Mauja Bhojla Tehsil & Distt. Jhansi. This agreement to sale is registered in Sub-Registrar Office, Jhansi on 20-05-2010 and entered in Bahi No. 1 Zild-4109 Page 45-64 at serial No. 3354.

Thereafter Sri Sitaram S/o Baijnath R/o Vill-Bhojla, Tehsil & Distt. Jhansi sold above land Araj No. 610 area 1.404 hect. ka 1/3 part i.e. 0.468 hect. through sale deed dt. 10-08-2010 to Milan Infratech Pvt. Ltd. Head Office, 33, Gussainpura, Jhansi through managing director Sri Ashfaq Khan S/o Late Babu Khan R/o 26, Inside Datia Gate, Jhansi and director Sri Sunil Kumar Gupta S/o Ram Saran Gupta R/o 33, Gussainpura, Jhansi. This sale deed is registered in Sub-Registrar Office, Jhansi on 10-08-2010 and entered in Bahi No. 1 Zild-4212 Page 197-228 at serial No. 5554.

That Sri Ganga Prasad S/o Baijnath R/o Vill-Bhojla, Tehsil & Distt. Jhansi sold his share of above land Araj No. 610 area 1.404 hect ka 1/3 part i.e. through sale deed dt. 24-05-1996 to Sri Garib Das S/o Radhalal R/o Vill & Post Bhojla Tehsil & Distt. Jhansi. This sale deed is registered in Sub-Registrar Office, Jhansi on 24-05-1996 and entered in Khand-1271 Page 133-152 at serial No. 3216.

Thereafter Sri Garib Das Alias Garibey S/o Radhalal & Siyaram S/o Baijnath R/o Vill-Bhojla Tehsil & Distt. Jhansi sold above land Araj No. 610 area 1.404 hect. 2/3 part i.e. 0.936 hect. through sale deed dt. 25-05-2011 to Chardham Infra Developer Pvt. Ltd. 37, Gussainpura, Jhansi through director Damodar Das Geda S/o Ramdas Geda R/o 37, Gussainpura, Jhansi. This sale deed is registered in Sub-Registrar Office, Jhansi on 25-05-2011 and entered in Zild-4500 Page 23-48 at serial No. 3137.

Thereafter 1-Milan Infratech Pvt. Ltd. Head Office, 33, Gussainpura, Jhansi through managing director Sri Ashfaq Khan S/o Late Babu Khan R/o 26, Inside Datia Gate, Jhansi and director Sri Sunil Kumar Gupta S/o Ram Saran Gupta R/o 33, Gussainpura, Jhansi & 2- Chardham Infra Developer Pvt. Ltd. 37, Gussainpura, Jhansi through director Damodar Das Geda S/o Ramdas Geda R/o 37, Gussainpura, Jhansi sold above land Araj No. 610 area 1.404 hect. etc. through sale deed dt. 15-03-2014 to Jhansi Homes Pvt. Ltd. through director Sri Jagdish Dubey S/o Sri Tulsidas Dubey R/o 1337, Nai Basti, Jhansi. This sale deed is registered in Sub-Registrar Office, Jhansi on 15-03-2014 and entered in Bahi No. 1 Zild-5669 Page 211-270 at serial No. 1848.

On the basis of this sale deed name of Jhansi Homes Pvt. Ltd. has been mutated in revenue records (Khatauni of 1430-1435 Fasli Enclosed)

Subsequently Jhansi Homes Pvt. Ltd. changed into LLP firm and its name has become Jhansi Homes LLP for which partnership agreement dt. 02-05-2019 has been executed. Sri Harjeet Singh Chawla, Gurdeep Singh Chawla & Jagdish Dubey are designated partner of above LLP Firm

On above land Araj No. 607, 609 & 610 a residential project namely Jhansi Homes Pvt. Ltd. Phase-II is being developed for which layout plan No. JDA/LD/25-26/0251 has been approved by Jhansi Development Authority, Jhansi on 18-10-2025. In this project land measuring 30913.37 sqmt. is involved in which total No. of 108 residential plots from Sl. No. 1 to 108 is being developed out of which plot No. 55 to 70 and 91 to 106 are mortgaged with Jhansi Development Authority, Jhansi.

5. Search & Investigation

: for 30 years.



6. The persons who is the present owner of the properties. : Jhansi Homes LLP having its regd. office at 1337, Nai Basti, Jhansi through partner Sri Harjeet Singh Chawla S/o Late Sri Sarv Singh Chawla R/o 95/18, Sarv Nagar, C.P. Mission Compound, Civil Line, 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
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 except plot No. 55 to 70 & 91 to 106 which are mortgaged in Jhansi Development Authority, Jhansi.
16. Whether the proposed sale deed can be executed with regard to above property. : Yes. sale deed can be executed by Jhansi Homes LLP
17. 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





प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप निबंधक  
सदर प्रथम  
झांसी

क्रम संख्या 2025191032878

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 25/10/2025

प्रस्तुतकर्ता या प्रार्थी का नाम राजेन्द्र कुमार अग्रवाल एड

लेख का प्रकार: मुआयना 1994 वर्ष से 2025 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुख्तार 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 25/10/2025

दिनांक जब लेख प्रतिलिपि या तलाश 25/10/2025

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

18. Please state the names of the persons who should join the execution of sale deed

: Jhansi Homes LLP having its regd. office at 1337, Nai Basti, Jhansi through partners

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 1994 to 2025 (Upto 31.10.2025) and no encumbrance is found on the above property.

Final certificate:

I, certify that Jhansi Homes LLP having its regd. office at 1337, Nai Basti, Jhansi through partner Sri Harjeet Singh Chawla S/o Late Sri Sarv Singh Chawla R/o 95/18, Sarv Nagar, C.P. Mission Compound, Civil Line, Jhansi has valid & clear marketable & mortgageable title in the properties shown above.

Encl. Sub Registrar receipts No. 2025191032878 dated 25-10-2025

Place: Jhansi

Dated: 25-10-2025



(Rajendra Kumar Agarwal)  
Advocate  
Registration No. 4590/1984  
With Bar Council of U.P. Allahabad



कार्यालय उप-निबन्धक झाँसी सदर

प्रपत्र सं०-29

(नियम-327)

संधान प्रमाण-पत्र

आवेदन पत्र सं० 2019 वर्ष 2025

प्रमाण पत्र सं० 2015 वर्ष 2025

आवेदक श्री सुधीर सिंह राठौड़

मैं निम्नलिखित सम्पत्ति के सम्बन्ध में किए गए पंजीकृत कृत्यों तथा अधिभारों के विषय में प्रमाण-पत्र लिए जाने हेतु दिनांक 16/12/25 को आवेदन किए हैं।

स्वामी सम्पत्ति श्री

श्री सोनी हंस धा. नि. द्वारा डा. प्रेमलता श्री वा. प्रेश उ. के पुत्र श्री तुलसीदास उ. के नि. 1337 नं. वस्ती मांसी

सम्पत्ति विवरण:-

अ. नि. शिवराज आर. श्री श्रीमती मीना देवी मीना तह व नि. मांसी आता सं. 162 आर. नि. 610 रकबा 1.404 है. सम्पूर्ण हिस्सा मालिक है

एतद् द्वारा प्रमाणित किया जाता है कि आवेदन पत्र में अंकित सम्पत्ति को प्रभावित करने वाले कृत्यों एवं अधिभारों के विषय में उपलब्ध फेहरिस्त सं०-2 का संधान दिनांक 16/12/2013 से 15/12/25 तक किया गया और संधान में निम्नानुसार कृत्य तथा अधिभार पाए गए।

प्रलेखानुसार सम्पत्ति का विवरण	निष्पादक की प्रकृति व विधि (पंजीकरण तिथि)	प्रलेख की जिल्द व पृष्ठ संख्या	पक्षकारों के नाम		पंजीकृत प्रलेख का ब्योरा	
			निष्पादक	दावेदार	प्रलेख	वर्ष
1	2	3	4	5	6	7
	कार्यनाम में आभारार्थी आभारार्थी के आचार्य व आभारार्थी सम्पत्ति पर कोई भी कार्य					

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 यथा सम्भव सावधानी के साथ ही गई है और विभाग प्रमाण पत्र में शामिल सूचना के लिए उत्तरदायी न होगा।

1. प्रमाण पत्र निर्माणकर्ता

2. प्रमाण परीक्षक

दिनांक :- 17/12/2025

उपनिबन्धक  
सदर जनपद झाँसी

उप निबन्धक-I  
सदर-झाँसी



कार्यालय उप-निबन्धक झाँसी सदर

प्रपत्र सं०-29

(नियम-327)

संधान प्रमाण-पत्र

आवेदन पत्र सं० 2021... वर्ष 2025

प्रमाण पत्र सं० 2017... वर्ष 2025

आवेदक श्री... सुधीर सिंह 236

मैं निम्नलिखित सम्पत्ति के सम्बन्ध में किए गए पंजीकृत कृत्यों तथा अधिभारों के विषय में प्रमाण-पत्र लिए जाने हेतु दिनांक 16/12/25 को आवेदन किए हैं।

स्वामी सम्पत्ति श्री... सोसाई होमस पुा 116 द्वारा डायरेक्टर जी/प्रेश डेवे पुत्र श्री तुलसीदास डेवे ए/०- 1337 दिवस 21/12 वार्षिकी

सम्पत्ति विवरण:- अर्द्धनगर क्षेत्र आरक्षित भूमिधर मौजा - मोवला तहसील झाँसी जिला सं० 00/33 आरक्षित नं० 609 रकबा 0.376 हे० सम्पूर्ण हिस्सा सालाना व कावेज है -५-

एतद् द्वारा प्रमाणित किया जाता है कि आवेदन पत्र में अंकित सम्पत्ति को प्रभावित करने वाले कृत्यों एवं अधिभारों के विषय में उपलब्ध फेहरिस्त सं०-2 का संधान दिनांक 16/12/2013 से 15/12/25 तक किया गया और संधान में निम्नानुसार कृत्य तथा अधिभार पाए गए।

प्रलेखानुसार सम्पत्ति का विवरण	निष्पादक की प्रकृति व विधि (पंजीकरण तिथि)	प्रलेख की जिल्द व पृष्ठ संख्या	पक्षकारों के नाम		पंजीकृत प्रलेख का ब्योरा	
			निष्पादक	दावेदार	प्रलेख	वर्ष
1	2	3	4	5	6	7
कार्यालय में - 48 उपरोक्त नहीं	आरक्षित वर्णित सम्पत्ति पर 4/12/25	आरक्षित वर्णित सम्पत्ति पर 4/12/25	आरक्षित वर्णित सम्पत्ति पर 4/12/25	आरक्षित वर्णित सम्पत्ति पर 4/12/25	आरक्षित वर्णित सम्पत्ति पर 4/12/25	आरक्षित वर्णित सम्पत्ति पर 4/12/25

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

1. प्रमाण पत्र निर्माणकर्ता.....

2. प्रमाण परीक्षक.....

दिनांक :- 17/12/2025

उपनिबन्धक  
सदर जम्माद झाँसी  
उप निबन्धक-I  
सदर-झाँसी



(नियम-327)

प्रमाण पत्र सं०... 26/16... वर्ष..... 2025

सुधीर सिंह पटव

स्वाभी सम्पत्ति श्री

सम्पत्ति विवरण:-

एवं अधिभारों के विषय में उपलब्ध फोहरिस्त सं०-२ का संचान दिनांक... 16/12/2013... से 15/12/25 तक किया गया और संचान में निम्नानुसार कृत्य तथा अधिभार पाए गए।

उपनिबन्धक **सब रजिस्ट्रार**  
सदर जनपद झाँसी **झाँसी (I)**