

Date:- 30.04.2021

**Annexure-B: Report of investigation of title in respect of immovable Property
(All columns /items are to be completed/commented by the panel advocate)**

1.	a) Name of the Branch/Business Unit/Office seeking Opinion.	
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Application No.
	c) Name of the Borrower.	M/s. Siddharth Developers Office No. 415 Krishna Tower situated at Premises No. 15/63 Civil Lines, Kanpur Nagar through its partner Sri Sandeep Kansal S/o Late Dinesh Chandra Kansal & Smt. Preeti Kansal W/o Sandeep Kansal resident of 117/H-1/441 Pandu Nagar Kanpur Nagar and Sandeep Kansal S/o Late Dinesh Chandra Kansal, Banke Bihari Infra design through Director Ritesh Kumar Gupta & Naveen Parwani and Naveen Parwani S/o Late Mohan Lal, Ritesh Kumar Gupta S/o Rajesh Kumar Gupta, Suresh Prasad Gupta S/o Late Bhagwati Prasad Gupta and Shripal S/o Gangachanran R/o Village Singhpur Kachhar Pargana and Distt. Kanpur Nagar
2.	a) Name of the unit/concern/company/person offering the property/(ies) as security.	As above
	b) Constitution of the unit/concern/person/body/ authority offering the property for creation of charge	As above

3-	Complete or full description of the immovable property/(ies) offered as security including the following details.	Passion Royal Cottage Project of M/s. Siddhartha Developers situated at Arazi No. 347, 348, 349, 350 (Part), 358 (Part), 382, 384, 385 (Part), 401, 403, 404 Village Singhpur Kachhar Kanpur Nagar and Arazi No. 619 Gambhirpur Kachhar Kanpur Nagar admeasuring 39740.95 Sq. Mtr.
	a) Survey no.	as above
	b) Door/House No. (in case of house property)	as above
	c) Extent /area including plinth/built up area in case of house property.	39740.95 Sq. Mtr.
	d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Passion Royal Cottage Project of M/s. Siddhartha Developers situated at Arazi No. 347, 348, 349, 350 (Part), 358 (Part), 382, 384, 385 (Part), 401, 403, 404 Village Singhpur Kachhar Kanpur Nagar and Arazi No. 619 Gambhirpur Kachhar Kanpur Nagar Boundaries as under : East : Arazi No. 357, 406 thereafter Bithoor Road West: Arazi No. 618, 620 North : Arazi No. 350, 351, 352, 353 and Road South : Arazi No. 399, 400, 385, 358

certified.					
NOTE: Only originals or certified extracts from the registering/ land/revenue/ other authorities be examined					
Sl. No.	Date	Name/Nature of the document	Original /certified copy/ certified extract photocopy, etc.	In case of copies, whether the original was scrutinized by the advocate	
1.	28.02.2006	Sale deed	Certified copy	No	
2.	13.06.2006	Correction deed	Certified copy	No	
3.	28.02.2006	Sale deed	Certified copy	No	
4.	13.06.2006	Correction deed	Certified copy	No	
5.	15.06.2006	Sale deed	Original	Yes	
6.	16.08.2005	Sale deed	Certified copy	No	
7.	15.06.2006	Sale deed	Original	Yes	
8.	08.06.2007	Sale deed	Photocopy	No	
9.	22.04.2019	Agreement to sell	Photocopy	No	
10.	11.06.2019	Sale deed	Original	Yes	
11.	15.06.2006	Sale deed	Original	Yes	
12.	06.07.2006	Sale deed	Certified copy	No	
13.	16.11.2006	Sale deed	Original	Yes	
14.	12.01.2007	Sale deed	Original	Yes	
15.	18.02.2014	Sale deed	Photocopy	No	
16.	31.05.2006	Sale deed	Original	Yes	
17.	19.05.2007	Sale deed	Original	Yes	
18.	27.06.2006	Sale deed	Photocopy	No	
19.	09.10.2006	Sale deed	Photocopy	No	
20.	13.08.2008	Sale deed	Certified copy	No	
21.	02.09.2009	Sale deed	Certified copy	No	
22.	09.07.2010	Sale deed	Certified copy	No	
23.	31.08.2013	Sale deed	Photocopy	No	
24.	07.10.2003	Sale deed	Certified copy	No	
25.	07.10.2003	Sale deed	Certified copy	No	
26.	13.10.2006	Sale deed	Original	Yes	
27.	25.02.2016	Regd. Agreement to sell	Photocopy	No	
28.	16.06.2006	Partnership deed	Photocopy	No	

			partnership		
	31.	31.03.2013	Supplementary deed of partnership	Photocopy	No
	32.	17.02.2021	Partnership Deed	Photocopy	No
	33.	08.02.2006	Power of attorney	Certified copy	No
	34.	24.07.2006	Power of attorney	Certified copy	No
	35.	01.09.2009	Power of attorney	Certified copy	No
	36.	26.04.2022	Developer agreement	Photocopy	No.
	37.	30.04.2021	Sanction map	Original	Yes

5.	a) Whether certified copy of all title documents are obtained from the relevant sub-Registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts alongwith the TIR.)	Yes
	b) (i) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?	Yes
	b) (ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).	Yes
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Not applicable
	b) If such online/computer records are available,	Not applicable

	and if so whether such verification was made?	
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar Zone -2 , Kanpur Nagar
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	No
	c) Whether search has been made at all the offices named at (b) above ?	Yes
	d) Whether the search in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	Not applicable
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title /interest to the current title holder. And Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the title. In case of property offered as security for loans of Rs. 1.00 Crore and above, search of title/ encumbrance for a period of not less than 30 years is mandatory .(Separate sheets may be used)	As Discussed annexure –A
9.	Nature of title of the intended Mortgagor over the Property (whether full ownership rights, lease hold rights, Occupancy/ possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Ownership Right
10.	If leasehold, whether; a) lease deed is duly stamped and registered b) lessee is permitted to mortgage the leasehold right, c) duration of the lease /unexpired period of lease,	No Not applicable Not applicable Not

	superstructure (if applicable) ?	applicable
	f) Right to get renewal of the lease hold rights and nature thereof.	Not applicable
11.	if Govt. grant /allotment/Lease-cum/sale Agreement, whether;	Not applicable
	grant /agreement etc. provides for alienable rights to the mortgagor with or without conditions.	Not applicable
	the mortgagor is competent to create charge on such property,	Not applicable
	whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not applicable
12.	if occupancy right, whether;	Not applicable
	a) such right is heritable and transferable,	
	b) Mortgage can be created.	
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities /procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	No
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	No
	a) The Gift /settlement Deed is duly stamped and registered;	Not applicable
	b) The Gift Settlement Deed has been attested by two witnesses;	Not applicable
	c) The Gift /Settlement Deed transfers the property to Donee;	Not applicable
	d) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	Not applicable
	f) Whether the Donee is in possession of the gifted property;	Not applicable
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not applicable
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not applicable
15.	a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality /procedure to be followed to	Not applicable

	acquired a mortgagable title thereon.	applicable
	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed /complied with.	Not applicable
	e) Whether any of the documents in question are executed in counterparts or in more than one set? if so, additional precautions to be taken avoiding multiple mortgagers?	Not applicable
16.	Whether the title documents include any testamentary documents/wills?	No
	a) In case of wills, whether the will is registered will or unregistered will?	
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not applicable
	c) Whether the property is mutated on the basis of will?	Not applicable
	d) Whether the original will is available ?	Not applicable
	e) Whether the original death certificate of the testator is available ?	Not applicable
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	Not applicable
17.	a) Whether the property is subject to any wakf rights?	No
	b) Whether the property belongs to church /temple or any religious institutions having any restriction in creation of charges on such properties?	Not applicable
	c) Precautions /permissions, if any in respect of the above cases for creation of mortgage?	Not applicable
18.	a) Whether the property is a HUF/joint family property, mortgage is created for family benefit/ Legal necessity whether the Major Coparceners have no objection/ join in execution, minor's share if any, rights of female member etc.	No
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not applicable
19.	a) Whether the property belongs to any trust or is subject to the rights of any trust?	No
	b) Whether the trust is a private or public trust and whether trust deed	Not

	laws applicable to the trust in the matter.	applicable
20.	a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land the whether there are any restrictions of creation/ enforcement of mortgage.	The said Property was originally Belongs to Agriculture land and KDA sanctioned the map (permit no. Plotted Resi Development/Plotted Housing /01012/KDA/LDPL/21-22/0003 /05052021 dated 21.03.2022) and MAP No. KDA/LDPL/21-22/003 dated 30.04.2021 for construction of the flat on this agriculture land.
	b) In case of agricultural property other relevant records/ documents as per the local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Yes
	c) In the case of conversion of Agricultural land for commercial purpose of otherwise, whether requisite procedure followed /permission obtained.	KDA Sanctioned the map for construction of the flat over the property.
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, Minorities, Land laws, SEZ regulations, Coastal Zone Regulations, Environment Clearance, etc.).	No
22.	a) Whether the property is subject to any pending or proposed land acquisition proceedings?	Not applicable
	b) Whether any search /enquiry is made with the land Acquisition office and the outcome of such search /enquiry.	Not required
23.	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	An affidavit of borrower should be obtained that no case is pending in any Court and the aforesaid property is not involved in any dispute.
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not applicable
	c) Whether the title documents have any court seal /marking which points out any litigation /attachments /security to court in respect of the property in question? In such case please comment on such seal /marking.	Not applicable
24.	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No

	mortgage for and on behalf of the firm.	applicable
25.	a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/ execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association/ provision for common seal etc.	No
	b) Whether the property (to be mortgaged) is purchased by the above company from any other Company or Limited Liability Partnership (LLP) firm ? Yes/No.	No
26.	In case of Societies, Association, the required authority /power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not applicable
27.	a) Whether any POA is involved in the chain of title?	Yes
	b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement –cum- Power of Attorney. If so, please clarify whether the same is a registered documents and hence it has created an interest in favour of the builder/ developer and as such is irrevocable as per law.	Not applicable
	c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builderz viz. Companies/ Firms/ Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representative to sign Flat Allotment Letter, NOCs Agreement of sale, sale deeds etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA) .	Common POA
	d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified /compared with the original POA.	Not applicable
	e) In case of Common POA (i.e. POA other than Builder's POA) please clarify the following clauses in respect of POA.	Not applicable
	i- Whether the original POA is verified and the title investigation is done on the basis or original POA?	Yes
	ii- Whether the POA is a registered one?	Yes
	iii- Whether the POA is a special or general one?	General
	iv- Whether the POA contains a specific authority for execution of title documents in question?	yes
	f) Whether the POA was in force and not revoked or head become invalid on the date of execution of the document in question? (Please clarify whether the same has been	In this respect it is suggested that an affidavit may be taken from the

	g) Please comment on the genuineness of POA? h) The unequivocal opinion on the enforceability and validity of the POA?	documents in question. The said POA has been acted upon on the basis of POA holder has executed a sale deeds Not Applicable
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of attorney and the extent of the powers given therein and whether the same is properly executed/ stamped /authenticated in terms of the law of the place, where it is executed.	No
29.	If the property is a flat/ apartment or residential /commercial complex, check and comment on the following: a) Promoter's/ Land owner's title to the land /building ; b) Development Agreement /Power of attorney; c) Extent of authority of the Developer/builder; d) Independent title verification of the Land and/or building in question; e) Agreement for sale (duly registered) ; f) Payment of proper stamp duty; g) Requirement of registration of sale agreement development agreement, POA etc.; h) Approval of building plan, permission of appropriate /local authority, etc; i) Conveyance in favour of Society /Condominium concerned; j) Occupancy certificate/ allotment letter/letter of possession; k) Membership details in the Society etc.; l) Share certificate; m) No objection Letter from the Society ; n) All legal requirements under the local /Municipal laws, regarding ownership of flats/Apartment/ building Regulations, Development Control Regulations, Co-operative Societies' laws etc.; o) Requirements, for noting the Bank charges on the records of the Housing Society, if any; p) if the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	Yes Residential apartment Land owner Developer approved by KDA

	Local authorities or Third Party claims, Liens etc. and details thereof.	1992 to 2022 in respect of the property in question and find that there exists NO REGISTERED ENCUMBRANCE of any kind..
31.	The period covered under the Encumbrances certificate and the name of the person in whose favour the encumbrances is created and if so, satisfaction of charge, if any.	1992 to 2022
32.	Details regarding property tax or land revenue or other statutory dues paid /payable as on date and if not paid, what remedy?	Not applicable
33.	a) Urban land ceiling clearance, whether required and if so, details thereon. b) Whether No objection Certificate under the income Tax Act is required / obtained.	Not applicable Not applicable
34.	Details of RTC extracts /mutation extracts/ Katha extracts pertaining to the property in question.	Not applicable
35.	Whether the name of mortgagor is reflected as owner in the revenue/ Municipal /Village records?	Yes
36.	a) Whether the property offered as security is clearly demarcated? b) Whether the demarcation/ partition of the property is legally valid? c) Whether the property has clear access as per documents?	Yes Yes Yes
37.	Whether the property can be identified from the following documents, and discrepancy/ doubtful circumstances, if any revealed on such scrutiny? a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.	to be obtained
38.	In respect of the boundaries of the property, whether there is a difference /discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary ? If so please elaborate/ comment on the same.	Boundaries as under : East : Arazi No. 357, 406 thereafter Bithoor Road West: Arazi No. 618, 620 North : Arazi No. 350, 351, 352, 353 and Road

	/sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said documents and that in the title deeds. (if the valuation report and/or approved plan are not available at the time of preparation of TIR please provide these comments subsequently on making the same available to the advocates.)	
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
	Property is SARFAESI Complaint (Y/N)	Yes
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not applicable
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Not applicable
44.	Additional aspects relevant for investigation of title as per local laws.	No
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of Security.	An declaration/ affidavit of the Borrower to safe guard the bank interest.
46.	The specific persons who are required to create mortgage/ to deposit documents creating mortgage.	M/s. Siddharth Developers Office No. 415 Krishna Tower situated at Premises No. 15/63 Civil Lines, Kanpur Nagar through its partner Sri Sandeep Kansal S/o Late

		Preeti Kansal W/o Sandeep Kansal, Banke Bihari Infra design through Director Ritesh Kumar Gupta & Naveen Parwani and Naveen Parwani S/o Late Mohan Lal, Ritesh Kumar Gupta S/o Rajesh Kumar Gupta, Suresh Prasad Gupta S/o Late Bhagwati Prasad Gupta and Shripal S/o Gangachanran R/o Village Singhpur Kachhar Pargana and Distt. Kanpur Nagar
47.	Whether the Real Estate Project comes under real Estate (Regulation and Development) Act, 2016? Y/N	Yes
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	No RERA No.
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Yes
	Whether the details of the apartment /plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	to be obtained

Date: 30.04.2022

Place: Kanpur Nagar


Signature of the Advocate

कौशल किशोर द्विवेदी
एडवोकेट
कोर्ट कम्पाउण्ड, कानपुर

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर द्वितीय

क्रम संख्या 2022209008408

कानपुर नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 04/04/2022

प्रस्तुतकर्ता या प्रार्थी का नाम कोशल किशोर ि दुवेदी

लेख का प्रकार मुआयना 1992 वर्ष से 2022 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिनिधिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुद्दामार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. पानिक भना

1 से 6 तक का योग

शुल्क समुल करने का दिनांक

दिनांक जब लेख प्रतिनिधि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हुताक्षर



Certificate of title on the Basis of original/certified /photocopies of the Title deeds

I have examined original/certified/photocopy of sale deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of equitable Mortgage and that the documents of title referred to in the opinion are valid evidence as secondary evidence of Right, title and interest and that if the said Equitable mortgage is created, it will satisfy the requirements of creation of Equitable mortgage and I further certify that:

(Please specify the kind of mortgage)

- 1- I have examined the documents in details, taking into account all the Guidelines in the check list vide annexure C and the other relevant factors.
- 1-A. I confirm having made a search in the Land/Revenue records. I do not find anything adverse which would prevent the title holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the bank due to negligence on my part or by my agent in making search.
- 1-B. Following scrutiny of land records/ Revenue Records and relative title deeds, I hereby certify the genuineness on the Title deeds. Suspicious/Doubt, if any has been clarified by making necessary enquiries.
- 2-A. There are no prior Mortgage/Charges/Encumbrance whatsoever, as could be seen from the Encumbrance Certificate for the period from **1992 to 2022** pertaining to the immovable Property/(ies) covered by above said Title deeds. The property is free from all Encumbrances. —
- 2-B. In case of second /subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the loan document and agreed to by the Mortgagor and the Bank.
- 3- Minor/(s) and his/their interest in the property/(ies) is to the extent of

Krishna Tower situated at Premises No. 15/63 Civil Lines, Kanpur Nagar through its partner Sri Sandeep Kansal S/o Late Dinesh Chandra Kansal & Smt. Preeti Kansal W/o Sandeep Kansal resident of 117/H-1/441 Pandu Nagar Kanpur Nagar and Sandeep Kansal S/o Late Dinesh Chandra Kansal, Banke Bihari Infra design through Director Ritesh Kumar Gupta & Naveen Parwani and Naveen Parwani S/o Late Mohan Lal, Ritesh Kumar Gupta S/o Rajesh Kumar Gupta, Suresh Prasad Gupta S/o Late Bhagwati Prasad Gupta and Shripal S/o Gangachanran R/o Village Singhpur Kachhar Pargana and Distt. Kanpur Nagar

- 5- I certify that M/s. Siddharth Developers Office No. 415 Krishna Tower situated at Premises No. 15/63 Civil Lines, Kanpur Nagar through its partner Sri Sandeep Kansal S/o Late Dinesh Chandra Kansal & Smt. Preeti Kansal W/o Sandeep Kansal resident of 117/H-1/441 Pandu Nagar Kanpur Nagar and Sandeep Kansal S/o Late Dinesh Chandra Kansal, Banke Bihari Infra design through Director Ritesh Kumar Gupta & Naveen Parwani and Naveen Parwani S/o Late Mohan Lal, Ritesh Kumar Gupta S/o Rajesh Kumar Gupta, Suresh Prasad Gupta S/o Late Bhagwati Prasad Gupta and Shripal S/o Gangachanran R/o Village Singhpur Kachhar Pargana and Distt. Kanpur Nagar has an absolute clear and Marketable title over the schedule property(ies) except the above loan. I further certify that the title is genuine and a valid mortgage can be created subject to the above and the said mortgage would be enforceable subject to the above.

In case of creation of Mortgage by deposit of title deeds, we certify that the deposit of original title deeds/ documents would create a valid and enforceable mortgage.

- 1- Certified copy of sale deed dated 28.02.2006 duly registered in book no. 1 Volume No. 3214 on pages 209 to 238 documents no. 807 on dated 28.02.2006
- 2- Certified copy of Correction deed dated 13.06.2006 duly registered in book no. 1 Volume No. 3324 on pages 75 to 82 documents no. 2521 on dated 13.06.2006

- 4- Certified copy of Correction deed dated 13.06.2006 duly registered in book no. 1 Volume No. 3324 on pages 67 to 74 documents no. 2520 on dated 13.06.2006
- 5- Original sale deed dated 15.06.2006 duly registered in book no. 1 Volume No. 3332 on pages 271 to 296 documents no. 2644 on dated 17.06.2006.
- 6- Certified copy of sale deed dated 16.08.2005 duly registered in book no. 1 Volume No. 3076 on pages 167 to 198 documents no. 2775 on dated 16.08.2005.
- 7- Original sale deed dated 15.06.2006 duly registered in book no. 1 Volume No. 3332 on pages 297 to 326 documents no. 2645 on dated 17.06.2006
- 8- Certified copy of sale deed dated 08.06.2007 duly registered in book no. 1 Volume No. 3605 on pages 235 to 286 documents no. 1701 on dated 08.06.2007.
- 9- Original Registered agreement to sell dated 22.04.2019 duly registered in book no. 1 Volume No. 9519 on pages 187 to 208 documents no. 2961 on dated 22.04.2019.
- 10- Original sale deed dated 11.06.2019 duly registered in book no. 1 Volume No. 9613 on pages 375 to 398 documents no. 4189 on dated 11.06.2019.
- 11- Original sale deed dated 15.06.2006 duly registered in book no. 1 Volume No. 3332 on pages 239 to 270 documents no. 2643 on dated 17.06.2006.
- 12- Certified copy of sale deed dated 06.07.2006 duly registered in book no. 1 volume No. 3344 on pages 257 to 282 documents no. 2835 on dated 06.07.2006.
- 13- Original sale deed dated 16.11.2006 duly registered in book no. 1 Volume No. 3440 on pages 1 to 40 documents no. 4189 on dated 16.11.2006.
- 14- Original sale deed dated 12.01.2007 duly registered in book no. 1 Volume No. 3488 on pages 197 to 228 documents no. 123 on dated

- 16- Original sale deed dated 31.05.2006 duly registered in book no. 1 Volume No. 3312 on pages 99 to 124 documents no. 2331 on dated 31.05.2006.
- 17- Original sale deed dated 19.05.2007 duly registered in book no. 1 Volume No. 3586 on pages 325 to 364 documents no. 1450 on dated 19.05.2007.
- 18- Original sale deed dated 27.06.2006 duly registered in book no. 1 Volume No. 3339 on pages 47 to 82 documents no. 2742 on dated 27.06.2006.
- 19- Original sale deed dated 09.10.2006 duly registered in book no. 1 Volume No. 3414 on pages 109 to 154 documents no. 3834 on dated 09.10.2006.
- 20- Certified copy of sale deed dated 31.07.2008 duly registered in book no. 1 Volume No. 3948 on pages 249 to 266 documents no. 2672 on dated 13.08.2008
- 21- Certified copy of sale deed dated 02.09.2009 duly registered in book no. 1 Volume No. 4229 on pages 165 to 186 documents no. 2686 on dated 02.09.2009.
- 22- Certified copy of sale deed dated 09.07.2010 duly registered in book no. 1 Volume No. 4539 on pages 251 to 278 documents no. 2987 on dated 09.07.2010
- 23- Certified copy of sale deed dated 31.08.2013 duly registered in book no. 1 Volume No. 6197 on pages 157 to 202 documents no. 5365 on dated 31.08.2013.
- 24- Original Registered agreement to sell dated 25.02.2016 duly registered in book no. 1 Volume No. 7685 on pages 283 to 304 documents no. 1262 on dated 25.02.2016
- 25- Certified copy of sale deed dated 09.09.2003 duly registered in book no. 1 Volume No. 2572 on pages 281 to 308 documents no. 3893 on dated 07.10.2003
- 26- Certified copy of sale deed dated 09.09.2003 duly registered in book no. 1 Volume No. 2572 on pages 309 to 326 documents no. 3894 on dated

- 28- Original Regd. agreement to sell dated 25.02.2016 duly registered in book no. 1 Volume No. 7685 on pages 283 to 304 documents no. 1262 on dated 25.02.2016
- 29- Original Notarized Partnership deed dated 16.06.2006
- 30- Original Notarized Supplementary deed of partnership deed dated 01.02.2008
- 31- Original Notarized Supplementary deed of partnership deed dated 31.03.2009
- 32- Original Notarized Supplementary deed of partnership deed dated 31.03.2013
- 33- Original Notarized partnership deed dated 17.02.21
- 34- Certified copy of Power of attorney dated 08.02.2006 duly registered in book no. 4 Volume No. 223 on pages 87 to 96 documents no. 303 on dated 08.02.2006.
- 35- Certified copy of Power of attorney dated 24.07.2006 duly registered in book no. 4 Volume No. 262 on pages 349 to 358 documents no. 1764 on dated 24.07.2006.
- 36- Certified copy of Power of attorney dated 01.09.2009 duly registered in book no. 4 Volume No. 322 on pages 249 to 260 documents no. 341 on dated 01.09.2009.
- 37- Original Developer agreement dated 26.04.2022 duly registered in book no. 1 Volume No. 11771 on pages 397 to 460 documents no. 3887 on dated 27.04.2022.
- 38- Attested copy of approved Layout plan passed by KDA
- 39- Certified copy of approved Map of KDA regarding said property - KDA /LDPL/21-22/003 dated 30.04.2021
- 40- Attested copy of sanction permit dated 21.03.2022 issued by KDA.
- 41- Copy of Betterment paid receipt regarding said property
- 42- Attested copy of all necessary no objection certificate of Various Government Department (Nagar Nigam Kanpur. U.P. Pollution Control Board, Fire Department, Electricity Department, Forest Department, Earth Quake Resistance certificate etc) regarding the said property.

There are no legal impediments for creation of the Mortgage subject to the above.

11. It is certified that the property is SAFEASI Compliant.

SCHEDULE OF THE PROPERTY/IES

Passion Royal Cottage

Project of M/s. Siddhartha Developers

situated at Arazi No. 347, 348, 349, 350 (Part), 358 (Part), 382, 384, 385 (Part),

401, 403, 404 Village Singhpur Kachhar Kanpur Nagar and Arazi No. 619

Gambhirpur Kachhar Kanpur Nagar

admeasuring 39740.95 Sq. Mtr.

Date: 30.04.2022

Place: Kanpur


Signature of the Advocate
कौशल किशोर द्विवेदी
एडवोकेट
कोर्ट कम्पाउण्ड, कानपुर

Annexure –A

As per record of the document furnished for inspection it is evidence that the property being $\frac{1}{2}$ part of the aarzi number 347 situated at Singhpur Kachhar Tehsil, Pargana & District Kanpur Nagar admeasuring 0.1545 hect. was under the ownership of Smt. Asha Agrawal W/o of Shri Raj Kumar Agrawal and she sold the property to Yogesh Gupta s/o Shri Pursottam Gupta through his regd. POA Rajesh Kumar Gupta S/o Purshottam Das Gupta vide sale deed dated 28/02/2006 duly regd. in the office of sub Registrar zone no.2 Kanpur Nagar book no.1 volume 3214 on pages 209 to 238 at serial no. 807 on dated 28/02/2006.

Thereafter a Correction Deed dated 13/06/2006 executed by aforesaid Smt. Asha Agrawal w/o Shri Raj Kumar Agrawal in favour of Yogesh Gupta s/o Shri Purshottam Das Gupta through his registered POA Rajesh Kumar Gupta s/o Shri Purshottam Das Gupta regarding sale deed dated 28/02/2006 for correction or area of arazi no. 347 duly regd. in the office of Sub Registrar Zone 2 Kanpur Nagar book no 1 volume 3324 on pages 75 to 82 at serial no. 2521 on dated 13/06/2006.

Thereafter remaining $\frac{1}{2}$ part of arazi no. 347 situated at Singhpur Kachhar Kanpur Nagar admeasuring 0.1545 hec was under ownership or Raj Kumar Agrawal s/o of Shri J.P Agrawal and he sold the property through his regd. POA holder Manish Agrawal s/o Shri Raj Kumar Agrawal to Yogesh Gupta s/o Shri Pursottam Gupta through his regd. POA Rajesh Kumar Gupta S/o Purshottam Das Gupta vide sale deed dated 28/02/2006 duly regd.in the office of Sub Registrar zone no.2 Kanpur Nagar book no.1 volume 3214 on pages 239 to 266 at serial no. 808 on dated 28/02/2006.

Thereafter a correction deed dated 13/06/2006 executed by aforsaid Raj Kumar Agrawal s/o J.P. Agrawal through his regd. POA Manish Agrawal s/o Raj Kumar Agrawal in favour of Yogesh Gupta s/o Shri Purshottam Das Gupta through his registered POA Rajesh Kumar Gupta s/o Shri Purshottam Das Gupta regarding sale deed dated 28/02/2006 for correction or area of arazi no. 347 situated at Singhpur Kachhar Kanpur Nagar duly regd. in the office of sub registrar zone 2 Kanpur Nagar book no 1 volume 3324 on pages 67 to 74 at serial no. 2520 on dated 13/06/2006.

Thus Yogesh Gupta s/o Shri Purshottam Das Gupta became the full

through Director Anoop Kumar Agrawal s/o Jai Ram Das Agrawal regarding arazi no. 347 situated at Singhpur Kachhar Kanpur Nagar admeasuring 0.307 hec. which was regd. in the office of sub. registrar zone -2 Kanpur Nagar in book no. 1 volume 3332 on pages 271 to 296 at serial no. 2644 on dated 17/06/2006.

Thereafter it is also known that the property arazi number 349 situated at Singhpur Kachhar Tehsil, Pargana & District Kanpur Nagar admeasuring 0.464 hec. was under the ownership of Somnath, Shiv Ratan both sons late. Bhuali & others and they sold the property to Rajesh Kumar Gupta s/o Shri Pursottam Gupta & Ajay Kumar Jain s/o Shri Chhangamal Jain vide sale deed dated 16/08/2005 duly regd. in the office of Sub Registrar Kanpur Nagar book no.1 volume 3076 on pages 167 to 198 at serial no. 2775 on dated 16/08/2005.

Thereafter Yogesh Gupta s/o Purshottam Das Gupta & Ajay Kumar Jain s/o Shri Chhangamal Jain executed a sale deed dated 15/06/2006 in favour of M/s Siddharth Developers through partner Shri Sandeep Kansal s/o late. Dinesh Chandra Kansal and M/s Jaisons Rangolee Securities Pvt. Ltd. through director Anoop Kumar Agrawal s/o Jai Ram Das Agrawal regarding arazi no. 349 situated at Singhpur Kachhar Kanpur nagar admeasuring 0.464 hec. which was regd. in the office of Sub Register zone -2 Kanpur Nagar in book no. 1 volume 3332 on pages 297 to 326 at serial no. 2645 on dated 17/06/2006.

Thereafter arazi no. 350 situated at Singhpur Kachhar Kanpur Nagar admeasuring 0.318 hec. was under the ownership of Keerath Nath, Pradeep Kumar, Dileep Kumar & others with consent party Smt. Chandra Lekha w/o late. Vishwa Nath and they sold the part of property Arazi No. 350 admeasuring 0.113 Hect. to Smt. Urmila Devi Tulsyaan W/o Brijmohan Tulsyaan vide sale deed dated 08/06/2007 duly regd. in the office of Sub. Register Zone -2 Kanpur Nagar in book no. 1 volume 3605 on pages 235 to 286 at serial no.1701 on dated 08/06/2007.

Thereafter Urmila Devi Tulsyaan w/o Late. Brijmohan Tulsyaan executed a sale deed dated 11/06/2019 in favour of Shri Sandeep Kansal S/o Late. D.C Kansal regarding west part arazi no. 350 situated at Singhpur Kachhar Kanpur Nagar admeasuring 0.113 hec. which was regd. in the office of Sub. Register zone -2 Kanpur Nagar in book no. 1 volume 9613 on pages 375 to 398 serial no.4189 on dated 11/06/2019.

Kansal & M/s Jaisons Rangolee Securities Pvt. Ltd. through director Anoop Kumar Agrawal S/o Shri Jai Ram Das Agrawal vide sale deed dated 15/06/2006 duly regd. in the office of Sub Register zone -2 Kanpur Nagar in book no. 1 volume 3332 on pages 239 to 270 serial no. 2643 on dated 15/06/2006.

Thereafter 1/3 Part of arazi no. 382 situated at Singhpur Kachhar Kanpur Nagar admeasuring 0.273 hect. was under the ownership of Smt. Saroj Jaiswal Wife Sri Misri Lal and she sold to Smt. Radha Parwani W/o Mohan Lal Parwani vide sale deed dated 06/07/2006 duly regd. in the office of Sub. Register Zone -2 Kanpur Nagar in book no. 1 volume 3344 on pages 257 to 282 at serial no. 2835 on dated 06.07.2006.

Thereafter 2/3 Part of arazi no. 382 situated at Singhpur Kachhar Kanpur Nagar admeasuring 0.546 hect. was under the ownership of Smt. Radha Parwani W/o Mohan Lal Parwani and Jaishankar S/o Late Prem Narain and they sold to M/s Siddharth Developers through partner Shri Sandeep Kansal s/o Late. Dinesh Chandra Kansal and M/s Jaisons Rangolee Securities Pvt. Ltd. through Director Anoop Kumar Agrawal s/o Jai Ram Das Agrawal vide sale deed dated 16/11/2006 duly regd. in the office of Sub. Register Zone -2 Kanpur Nagar in book no. 1 volume 3440 on pages 1 to 40 at serial no. 4189 on dated 16.11.2006

Thereafter 1/3 Part of arazi no. 382 situated at Singhpur Kachhar Kanpur Nagar admeasuring 0.273 hect. was under the ownership of Laxmi Shankar S/o Late Prem Narain and he sold to M/s Siddharth Developers through partner Shri Sandeep Kansal s/o Late. Dinesh Chandra Kansal and M/s Jaisons Rangolee Securities Pvt. Ltd. through Director Anoop Kumar Agrawal s/o Jai Ram Das Agrawal vide sale deed dated 12/01/2007 duly regd. in the office of Sub. Register Zone -2 Kanpur Nagar in book no. 1 volume 3440 on pages 197 to 228 at serial no. 123 on dated 12.01.2007.

Thereafter arazi no. 384 situated at Singhpur Kachhar Kanpur Nagar admeasuring 0.1070 hect. was under the ownership of Vijay Shukla S/o Rajendra Prasad Shukla and he sold to Banke Bihari Infra Design Pvt. Ltd. through Director Sri Ritesh Kumar Gupta S/o Rajendra Kumar Gupta and Naveen Parwani S/o Late Mohan Lal vide sale deed dated 18.02.2014 duly regd. in the office of Sub. Register Zone -2 Kanpur Nagar in book no. 1 volume 6435 on pages 199 to 226 at serial no. 1034 on dated 18.02.2014.

Sub Registrar Zone 2 Kanpur Nagar in book number 4 volume 223 on pages 87 to 96 at serial number 303 on dated 08/02/2006.

Thereafter half part of arazi no. 385 situated at Singhpur Kachhar Kanpur Nagar admeasuring 0.371 hect. was under the ownership of Ram Kumar S/o Sri Misri Lal through regd. power of attorney (1) Kanhaiya Lal S/o Ram Charan and Radhey Shyam S/o Late Dargahi and he sold to Gopala Real Estate Development through partners Sri Sunil Bajaj S/o Mohan Lal Bajaj vide sale deed dated 31.05.2006 duly regd. in the office of Sub. Register Zone -2 Kanpur Nagar in book no. 1 volume 3312 on pages 99 to 124 at serial no. 2331 on dated 31.05.2006.

Thereafter 1/2 Part of arazi no. 385 situated at Singhpur Kachhar Kanpur Nagar admeasuring 0.742 hect. was under the ownership of Gopala Real Estate Development through partners Sri Sunil Bajaj S/o Mohan Lal Bajaj and they sold to M/s Siddharth Developers through partner Shri Sandeep Kansal s/o Late. Dinesh Chandra Kansal and M/s Jaisons Rangolee Securities Pvt. Ltd. through Director Anoop Kumar Agrawal s/o Jai Ram Das Agrawal vide sale deed dated 19.05.2007 duly regd. in the office of Sub. Register Zone -2 Kanpur Nagar in book no. 1 volume 3586 on pages 325 to 364 at serial no. 1450 on dated 19.05.2007.

Thereafter Part of arazi no. 401 & 404 situated at Singhpur Kachhar Kanpur Nagar admeasuring 0.450 hect. was under the ownership of Kailash Narain, Mahesh Singh and others and they sold to Naveen Parwani S/o Mohan Lal Parwani, Ritesh Kumar Gupta S/o Rajendra Kumar Gupta and Suresh Prasad Gupta S/o Late Bhagwati Prasad Gupta vide sale deed dated 27.06.2006 duly regd. in the office of Sub. Register Zone -2 Kanpur Nagar in book no. 1 volume 3339 on pages 47 to 82 at serial no. 2742 on dated 27.06.2006.

Thereafter Part of arazi no. 401 & 404 situated at Singhpur Kachhar Kanpur Nagar admeasuring 0.615 hect. was under the ownership of Kailash Narain, Mahesh Singh and others and they sold to Naveen Parwani S/o Mohan Lal Parwani, Ritesh Kumar Gupta S/o Rajendra Kumar Gupta and Suresh Prasad Gupta S/o Late Bhagwati Prasad Gupta vide sale deed dated 09.10.2006 duly regd. in the office of Sub. Register Zone -2 Kanpur Nagar in book no. 1 volume 3414 on pages 109 to 154 at serial no. 3834 on dated 09.10.2006.

After this, in respect of Arazi No. 403 situated at Singhpur Kachhar Kanpur Nagar, his co-owners Balraj Singh, Manoj Singh and others sold to

registered in the office of Sub Registrar Zone 2 Kanpur Nagar in book number 4 volume 262 on pages 349 to 358 at serial number 1764 on dated 24/07/2006.

Thereafter Part of arazi no. 403 situated at Singhpur Kachhar Kanpur Nagar admeasuring 0.117 hect. was under the ownership of Balwan Singh, Man Singh and others through Registered power of attorney dated Brij Narain and they sold to Smt. Rekha Sanghi W/o Raj Kumar Sanghi vide sale deed dated 31.07.2008 duly regd. in the office of Sub. Register Zone -2 Kanpur Nagar in book no. 1 volume 3948 on pages 249 to 266 at serial no. 2672 on dated 13.08.2008.

After this, in respect of Arazi No. 403 situated at Singhpur Kachhar Kanpur Nagar, his co-owners Kanhaiya Lal S/O Late Ram Charan executed a registered Power of Attorney dated 01/09/2009 in favour of Sher Singh S/O Kanhaiyalal duly registered in the office of sub registrar zone 2 Kanpur Nagar in book number 4 volume 322 on pages 249 to 260 at serial number 341 on dated 01/09/2009.

Thereafter Part of arazi no. 403 situated at Singhpur Kachhar Kanpur Nagar admeasuring 0.107 hect. was under the ownership of Kanhaiya Lal through Registered power of attorney Sher Singh S/o Kanhaiya Lal and Vikrant Construction through partner Ajay Singh S/o Ram Dutt Singh and they sold to Atul Mittal S/o Shiv Dharshan Lal Agarwal vide sale deed dated 02.09.2009 duly regd. in the office of Sub. Register Zone -2 Kanpur Nagar in book no. 1 volume 4229 on pages 165 to 186 at serial no. 2686 on dated 02.09.2009.

Thereafter Part of arazi no. 403 situated at Singhpur Kachhar Kanpur Nagar admeasuring 0.128 hect. was under the ownership of Atul Mittal S/o Shiv Dharshan Lal Agarwal and Gopala Real Estate Developers through Partner Sunil Bajaj S/o Mohan Lal Bajaj and they sold to Raj Kumar Sanghi HUF though Karta Raj Kumar Sanghi S/o Dhani Ram Sanghi vide sale deed dated 09.07.2010 duly regd. in the office of Sub. Register Zone -2 Kanpur Nagar in book no. 1 volume 4539 on pages 251 to 278 at serial no. 2987 on dated 09.07.2020.

Thereafter arazi no. 403 situated at Singhpur Kachhar Kanpur Nagar admeasuring 0.2880 hect. was under the ownership of Smt. Rekha Sanghi W/o Sri Raj Kumar Sanghi, Atul Mittal S/o Shiv Dharshan Lal Agarwal and Raj Kumar Sanghi HUF though Karta Raj Kumar Sanghi S/o Dhani Ram Sanghi

Register Zone -2 Kanpur Nagar in book no. 1 volume 6197 on pages 157 to 202 at serial no. 5365 on dated 31.08.2013.

Thereafter arazi no. 348 situated at Singhpur Kachhar Kanpur Nagar admeasuring 0.1200 hect. was under the ownership of Sripal S/o Sri Ganga Charan and he execute a registered agreement to sell the aforesaid property to M/s Siddharth Developers through partner Shri Sandeep Kansal s/o Late. Dinesh Chandra Kansal vide agreement to sell dated 25.02.2016 duly regd. in the office of Sub. Register Zone -2 Kanpur Nagar in book no. 1 volume 7685 on pages 283 to 304 at serial no. 1262 on dated 25.02.2016.

Thereafter Part of arazi no. 619 situated at Ghambhirpur Kachhar Kanpur Nagar admeasuring 0.1075 hect. was under the ownership of Sri Babu Lal S/o Bihari and he sold to Sri Sanjay Jain S/o Suresh Chandra Jain vide sale deed dated 09.09.2003 duly regd. in the office of Sub. Register Zone -2 Kanpur Nagar in book no. 1 volume 2572 on pages 291 to 308 at serial no. 3893 on dated 07.10.2003.

Thereafter Part of arazi no. 619 situated at Ghambhirpur Kachhar Kanpur Nagar admeasuring 0.1075 hect. was under the ownership of Sri Putti Lal S/o Bihari and he sold to Sri Vipin Jain S/o Nanak Chandra Jain vide sale deed dated 09.09.2003 duly regd. in the office of Sub. Register Zone -2 Kanpur Nagar in book no. 1 volume 2572 on pages 309 to 326 at serial no. 3894 on dated 07.10.2003.

Thereafter arazi no. 619 situated at Ghambhirpur Kachhar Kanpur Nagar admeasuring 0.2150 hect. was under the ownership of Sri Vipin Jain S/o Nanak Chandra Jain and Sri Sanjay Jain S/o Suresh Chandra Jain and they sold to M/s Siddharth Developers through partner Shri Sandeep Kansal s/o Late. Dinesh Chandra Kansal and M/s Jaisons Rangolee Securities Pvt. Ltd. through Director Anoop Kumar Agrawal s/o Jai Ram Das Agrawal vide sale deed dated 13.10.2006 duly regd. in the office of Sub. Register Zone -2 Kanpur Nagar in book no. 1 volume 3419 on pages 65 to 98 at serial no. 3914 on dated 13.10.2006.

There after a notarized partnership deed dated 16/06/2006 executed between shri Sandeep Kansal s/o Late Dinesh Chandra Kansal and M/s Jaison Rangolee Securities Pvt. Ltd. through director shri Anoop Kumaar Agrawal s/o Shri Jairam Das Agrawal regarding firm M/s Siddharth Developers.

There after a deed of partnership dated 17/02/2021 executed between Shri Sandeep Kansal s/o Late Dinesh Chandra Kansal and Preeti Kansal w/o Shri Sandeep Kansal regarding firm M/s Siddharth Developers.

Thereafter developer agreement dated 26.04.2022 executed between M/s Siddharth Developers and M/s. Bankey Bihari Infra Design Pvt. Ltd. through director Sri Ritesh Kumar Gupta & Sri Navin Parwani, and Sri Navin Parwani, Sri Ritesh Kumar Gupta and Suresh Prasad Gupta which is duly regd. in the office of Sub. Register Zone -2 Kanpur Nagar in book no. 1 volume 11771 on pages 397 to 460 at serial no. 3887 on dated 27.04.2022.

M/s Siddharth Developers through partner Shri Sandeep Kansal s/o Late. Dinesh Chandra Kansal paid external development charges, Supervising charges and other required charges to Kanpur Development authority and Kanpur Development Authority approved layout plan vide permit no. Resi Development/Polited Housing /01012/KDA/LDPL/21-22/0003 /05052021 dated 21.03.2022) and MAP No. KDA/LDPL/21-22/003 dated 30.04.2021.

The land owners M/s. Siddharth Developers Office No. 415 Krishna Tower situated at Premises No. 15/63 Civil Lines, Kanpur Nagar through its partner Sri Sandeep Kansal S/o Late Dinesh Chandra Kansal & Smt. Preeti Kansal W/o Sandeep Kansal resident of 117/H-1/441 Pandu Nagar Kanpur Nagar and Sandeep Kansal S/o Late Dinesh Chandra Kansal, Banke Bihari Infra design through Director Ritesh Kumar Gupta & Naveen Parwani and Naveen Parwani S/o Late Mohan Lal, Ritesh Kumar Gupta S/o Rajesh Kumar Gupta, Suresh Prasad Gupta S/o Late Bhagwati Prasad Gupta and Shripal S/o Gangachanran R/o Village Singhpur Kachhar Pargana and Distt. Kanpur Nagar is going to construct the building as per sanction plan of the Kanpur Development Authority which is owned by M/s. Siddharth Developers. and others, Hence they have got to joint right and title over the constructed flats /units on the above land and both the companies should jointly execute the sale deed to the prospective borrowers/buyer.

At present M/s. Siddharth Developers Office No. 415 Krishna Tower situated at Premises No. 15/63 Civil Lines, Kanpur Nagar through its partner Sri Sandeep Kansal S/o Late Dinesh Chandra Kansal & Smt. Preeti Kansal W/o Sandeep Kansal resident of 117/H-1/441 Pandu Nagar Kanpur Nagar and Sandeep Kansal S/o Late Dinesh Chandra Kansal, Banke Bihari Infra design

R/o Village Singhpur Kachhar Pargana and Distt. Kanpur Nagar are the owners of the property having rights title and interest over the said property.

I have seen all original/certified sale deeds, Partnership deed and Power of attorney related to Project Siddhartha Developers situated Singhpur Kachhar and Ghambhirpur Kachhar Kanpur Nagar, admeasuring 39740.95 Sq. Mtr.

In my opinion M/s. Siddharth Developers Office No. 415 Krishna Tower situated at Premises No. 15/63 Civil Lines, Kanpur Nagar through its partner Sri Sandeep Kansal S/o Late Dinesh Chandra Kansal & Smt. Preeti Kansal W/o Sandeep Kansal resident of 117/H-1/441 Pandu Nagar Kanpur Nagar and Sandeep Kansal S/o Late Dinesh Chandra Kansal, Banke Bihari Infra design through Director Ritesh Kumar Gupta & Naveen Parwani and Naveen Parwani S/o Late Mohan Lal, Ritesh Kumar Gupta S/o Rajesh Kumar Gupta, Suresh Prasad Gupta S/o Late Bhagwati Prasad Gupta and Shripal S/o Gangachanran R/o Village Singhpur Kachhar Pargana and Distt. Kanpur Nagar, have absolute owners of the said property and I further certify that when M/s. Siddharth Developers Office No. 415 Krishna Tower situated at Premises No. 15/63 Civil Lines, Kanpur Nagar through its partner Sri Sandeep Kansal S/o Late Dinesh Chandra Kansal & Smt. Preeti Kansal W/o Sandeep Kansal resident of 117/H-1/441 Pandu Nagar Kanpur Nagar and Sandeep Kansal S/o Late Dinesh Chandra Kansal, Banke Bihari Infra design through Director Ritesh Kumar Gupta & Naveen Parwani and Naveen Parwani S/o Late Mohan Lal, Ritesh Kumar Gupta S/o Rajesh Kumar Gupta, Suresh Prasad Gupta S/o Late Bhagwati Prasad Gupta and Shripal S/o Gangachanran R/o Village Singhpur Kachhar Pargana and Distt. Kanpur Nagar deposit all deeds and Documents of the said Property mentioned at the foot of the annexure-C can create a genuine enforceable and a valid Mortgage.


कौशल किशोर द्विवेदी
 एडवोकेट
 कोर्ट कम्पाउण्ड, कानपुर