

Date:- 23.07.2024

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.		Name of the Branch/Business Unit/Office seeking Opinion.	
		Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Application No.
		Name of the Borrower.	M/s. Siddharth Developers Regd. Office 14/79, Civil Lines, Kanpur Nagar through its partner Sri Sandeep Kansal S/o Late Dinesh Chandra Kansal R/o 117/H-1/441 Pandu Nagar, Kanpur Nagar & Dharmendra Singh, Upendra Singh both sons of Nand Lal Singh and Smt. Shakuntala Devi W/o Nand Lal, Smt. Madulika Singh W/o Upendra Singh Through POA Dharmendra Singh S/o Nand Lal Singh R/o 27A Triveni Nagar, Cantt. Kanpur Nagar.
2	a	Type of Loan	
	b	Type of Property	Residential
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
	c	State as the under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Mortgagor/ Borrower
4	a	Value of Loan	
3-		Complete or full description of the immovable property/(ies) offered as security including the following details.	Project of M/s. Siddhartha Developers situated at Arazi No. 630, 668kha, 669ka, 670, 674/1, 675/2Min, 675/1Min, 703/2min,

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			703 Min, 706, 707, 708, 709min, 711min, 713min, 671, 672, 673 Village Baidani, Tahsil Billhaur, Kanpur Nagar admeasuring 55754 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.	55754 Sq. Mtr.
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Project of M/s. Siddhartha Developers situated at Arazi No. 630, 668kha, 669ka, 670, 674/1, 675/2Min, 675/1Min, 703/2min, 703 Min, 706, 707, 708, 709min, 711min, 713min, 671, 672, 673 Village Baidani, Tahsil Billhaur, Kanpur Nagar Boundaries as under : East : Chak Road West: Other Arazi North : Other Arazi South : Road thereafter Railway line
6	a	Particulars of the documents scrutinized – serially and chronologically.	Yes
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.	Yes, Original
		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.	08.11.1996	Sale Certificate	Photocopy	
2.	26.08.1997	Possession letter	Photocopy	
3.	12.09.2002	Exchange order	Photocopy	
4.	18.09.2002	Exchange order	Photocopy	

5.	30.11.2023	Sale deed	Certified copy	
6.	11.12.2017	Land conversion use order	Photocopy	
7.	14.07.2021	POA	Photocopy	
8.	06.02.2024	Sale deed	Certified copy	
9.	20.07.2024	Khatauni Arazi No. 630, 668kha, 669ka, 670, 674, 675, 703, 706, 707, 708, 709, 711, 713, 671, 672 & 673 Vill. Baidani Billhaur Kanpur Nagar,	Certified copy	
10.	25.04.2024	Sale deed	Certified copy	
11.	10.06.2024	Land conversion use order	Photocopy	
12.	08.01.2024	Regd. Development Agreement	Certified copy	
13.	31.10.2012	Sale deed	Certified copy	
14.	03.11.2017	Land conversion use order	Photocopy	
15.	06.02.2024	Regd. Development Agreement	Certified copy	
16.	21.06.2024	Map Sanction letter	Photocopy	
17.		Map	Original	

7	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.) (HL : If the value of Loan=> Rs. 1 Crore and in case of commercial loans irrespective of the loan component)	Yes
	b	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
		(In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).	Yes
8	a	Whether the records of registrar office or	N.A.

		revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments /findings in this regard.	Not applicable
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Not applicable
9	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar Billhaur , 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
10	a	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.	Separate Report for chain of title of the borrower is attached herewith
	b	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)	No.

	c	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.
11	a	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 rights
		If Ownership whether;	Yes
	a	Details of the Conveyance Documents	Yes
	b	Whether the document is properly stamped.	Yes
	c	Whether the document is properly registered.	Yes
		If leasehold, whether;	No
	a	The lease deed is duly stamped and registered	
	b	The lessee is permitted to mortgage the leasehold right,	
	c	duration of the lease /unexpired period of lease,	
	d	if, a sub-lease, check the lease deed in favour of lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not applicable
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable) ?	Not applicable
	f	Right to get renewal of the lease hold rights and nature thereof.	Not applicable
		if Govt. grant /allotment/Lease-cum/sale Agreement/ Occupancy /Inam Holder /Allottee etc., whether;	No
	a	grant /agreement etc. provides for alienable rights to the mortgagor with or without conditions.	Not applicable
	b	the mortgagor is competent to create charge on such property,	Not applicable
	c	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
		if occupancy right, whether;	No
	a	such right is heritable and transferable,	Not applicable
	b	Mortgage can be created.	Not applicable
12		Has the property been transferred by way of Gift/Settlement	No

		Deed	
	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	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not applicable
	d	The Gift /Settlement Deed transfers the property to Donee;	Not applicable
	e	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	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
13		Has the property been transferred by way of partition/family settlement deeds,	No
	a	whether the original deed is available for deposit. If not the modality /procedure to be followed to create a valid and enforceable mortgage.	Not applicable
	b	Whether mutation has been effected	Not applicable
	c	whether the mortgage is in possession and enjoyment of his share.	Not applicable
	d	Whether of partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not applicable
	e	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
	f	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
14		Whether the title documents include any testamentary documents/wills?	No
	a	In case of wills, whether the will is registered will or unregistered will?	Not applicable
	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?	Not applicable
	g	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
15		Whether the property is subject to any wakf rights/ belongs to church /temple or any religious institutions having	No
	a	any restriction in creation of charges on such properties?	No
	b	Precautions /permissions, if any in respect of the above cases for creation of mortgage?	Not applicable
16	a	Whether the property is a HUF/joint family property?	No
	b	Whether 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
	c	Please also comment on any other aspect with may adversely affect the validity of security in such cases?	Not applicable
17	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 specifically authorized the mortgage of the property?	Not applicable
	c	If YES additional precautions/ permissions to be obtained for creation of valid mortgage?	
	d	Requirements, if any for creation of mortgage as per the central/ state laws applicable to the trust in the matter.	
18		If the property is Agricultural land ,	Yes
	a	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 Zila Panchayat Adhikari Kanpur Nagar sanctioned the map Letter no. 223/Ma.Anu/ji.Pan./2024-2025 dated 21.06.2024 and MAP construction of the plotted resi. development on this

		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.	Zila Panchayat Kanpur Nagar Sanctioned the map for construction of the plotted resi. development over the property.
19	a	Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation/mortgage (viz. Agricultural Laws, weaker Sections, Minorities, Land laws, SEZ regulations, Costal Zone Regulations, Environment Clearance, etc.).?	No
	b	Additional aspects relevant for investigation of title as per local laws	Not applicable
20	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b	Whether any search /enquiry is made with the land Acquisition office and the outcome of such search /enquiry.	Not applicable
21	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
22	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Yes
	b	Property belonging to partner(s), whether thrown on hotchpot ? Whether formalities for the same have been complete as per applicable laws?	Yes
	c	Whether the person(s) creating mortgage has/ have authority to create mortgage for and on behalf of the firm.	Yes
23	a	Whether the property belongs to a Limited Company, check the Board resolution authorization to create mortgage/ execution of documents, Registration of any prior charges with the Company	N.A.

		Registrar (ROC), Articles of Association/provision for common seal etc.	
	b/1	Whether the property (to be mortgaged) is purchased by the above company from any other Company or Limited Liability Partnership (LLP) firm ? Yes/No.	Not applicable
	b/2	If yes, Whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company/ LLP (Seller) and the vendee company (purchaser)?	Not applicable
	b/3	Whether the above search of charges reveals any prior charges/encumbrances, on the property (Proposed to be mortgaged) created by the vendor company (seller)?	No
	b/4	If the search reveals encumbrances/charges, whether such charges /encumbrances have been satisfied?	No
24		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
25	a	Whether any POA is involved in the chain of title during the period of search ?	Yes
	c	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 Builders 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	Yes

	of title documents in question?	
f	Whether the POA was <u>in</u> 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 ascertained from the office of sub-registrar also?)	No.
g	Please comment on the genuineness of POA?	The said POA has been acted upon on the basis of POA holder has executed a development agreement and sale deed
h	The unequivocal opinion on the enforceability and validity of the POA?	The said POA has been acted upon on the basis of POA holder has executed a development agreement and sale deeds
26	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.	Not applicable
27	If the property is a flat/ apartment or residential /commercial complex,	Yes Residential
a	Promoter's/ Land owner's title to the land /building ;	Land owner
b	Development Agreement /Power of attorney;	Yes
c	Extent of authority of the Developer/builder;	Developer
d	Independent title verification of the Land and/or building in question;	Yes
e	Agreement for sale (duly registered) ;	No
f	Payment of proper stamp duty;	Not applicable
g	Requirement of registration of sale agreement development agreement, POA etc.;	Not applicable
h	Approval of building plan, permission of appropriate /local authority, etc;	Approved by Zila Panchayat, Kanpur Nagar
i	Conveyance in favour of Society /Condominium concerned;	Not applicable
j	Occupancy certificate/ allotment letter/letter of possession;	Not applicable



k	Membership details in the Society etc.;	Not applicable
l	Share certificate;	Not applicable
m	No objection Letter from the Society ;	Not applicable
n	All legal requirements under the local /Municipal laws, regarding ownership of flats/Apartment/ building Regulations, Development Control Regulations, Co-operative Societies' laws etc.;	Not applicable
o	Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Not applicable
p	if the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	N.A.
q	Whether the numbering pattern on the units flats tally in all documents such as approved plan, agreement plan, etc.	Not applicable
II.A	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act,2016? Y/N.	Yes
II.B	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	UPRERA
II.C	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	No
II.D	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?	Not applicable
28	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	We have inspected and searched the available records in the office of sub registrar Kanpur for the period of year 1994 to 2024 in respect of the property in question and find that there exists NO REGISTERED ENCUMBRANCE of any kind.,
29	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.	1994 to 2024
30	Details regarding property tax or land revenue or other statutory dues paid /payable as on date and if not paid, what remedy?	Not applicable



31	a	Urban land ceiling clearance, whether required and if so, details thereon.	Not applicable
	b	Whether No objection Certificate under the income Tax Act is required / obtained.	Not applicable
32	a	Details of RTC extracts /mutation extracts/ Katha extracts pertaining to the property in question.	Not applicable
	b	Whether the name of mortgagor is reflected as owner in the revenue /Municipal/ Village records?	Yes
33.	a	Whether the property offered as security is clearly demarcated?	Yes
	b	Whether the demarcation/ partition of the property is legally valid?	Yes
	c	Whether the property has clear access as per documents? (The proper should be legally accessible through normal carriers to transport goods to factories/houses, as the case may be)	Yes
34	a	Whether the property can be identified from the following documents, 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.	Not applicable
	b	Discrepancy/ doubtful circumstances, if any revealed on such scrutiny?	Not applicable
35		Whether the document i.e. valuation report and / approved sanctioned plans reflect/indicate any difference /discrepancy in the boundaries in relation to the Title Document /other documents. (if the valuation report and/or approved plan are not available at the time of preparation of TIR please provide these comments subsequently on receipt of the same.)	Not applicable
36	a	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes

	b	Property is SARFAESI Complaint (Y/N)	Yes
37	a	Whether original title deeds are available for creation of equitable mortgage.	Yes
	b	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
38.		Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of Security.	N.A.
39.		The specific persons who are required to create mortgage/ to deposit documents creating mortgage.	M/s. Siddharth Developers Regd. Office 14/79, Civil Lines, Kanpur Nagar through its partner Sri Sandeep Kansal S/o Late Dinesh Chandra Kansal R/o 117/H-1/441 Pandu Nagar, Kanpur Nagar & Dharmendra Singh, Upendra Singh both sons of Nand Lal Singh and Smt. Shakuntala Devi W/o Nand Lal Smt. Madulika Singh W/o Upendra Singh Through POA Dharmendra Singh S/o Nand Lal Singh R/o 27A Triveni Nagar, Cantt. Kanpur Nagar.

Note: In case separate sheets are required, the same may be used, signed and annexed.

Date: 23.07.2024

Place: Kanpur Nagar


Signature of the Advocate
कौशल किशोर द्विवेदी
एडवोकेट
नॉर्ट ईस्ट बंगलादास, कानपुर

Annexure -A

As per the record of the document presented for inspection, there is evidence that the property Arazi number 668kha area 0.307 hectare, 669ka area 0.2050 hectare, 670 area 0.348 hectare, 706 area 0.277 hectare, 707 area 0.3260 hectare, 708 area 0.2560 hectare and other arazies situated in village Baidani, Tehsil Bilhaur, District Kanpur Nagar was received by Dharmendra Singh and Upendra Singh, sons of Shri Nandlal resident of 27 A Triveni Nagar, Kanpur Nagar through government auction by sale certificate dated 08/11/1996. The said sale certificate and confirmation was issued by Shri J P Singh, Assistant Collector/Assistant District Magistrate (F&R), Kanpur Dehat. On the basis of the said sale certificate, the names of the said Dharmendra Singh and Upendra Singh were registered in the Khatauni of the said land. And the possession of the said lands were given to the said Dharmendra Singh and Upendra Singh on 26/08/1997. Thus Dharmendra Singh and Upendra Singh became transferable landholders and occupants of the said lands.

Thereafter Dharmendra Singh and Upendra Singh filed a suit no. 11 of 2001 under section 161 of the ZALR act against the Gram Sabha and exchanged his Arazi No. 712, 714, 733, 743, 119, 651, 655, 120 with Gram Sabha's Arazi No. 703min. Area 0.440 hec., 675min. Area 0.349 hec., 703min area 0.379 hec., 703min area 0.174 hec., 703min area 0.123 hec., 709min area 0.277 hec., 709min area 0.033 hec., 709min area 0.420 hec. by order of SDM Bilhaur, Kanpur Nagar, dated 10/09/2002. Thus, Dharmendra Singh and Upendra Singh became transferable landholders and occupants of the said land obtained through exchange.

Thereafter Dharmendra Singh and Upendra Singh filed a another suit no. 13 of 2001 under section 161 of the ZALR act against the Shiv Kumar S/o Sunder Lal R/o Village Baidani Tehsil Billhaur Kanpur Nagar and exchanged his Arazi No. 561k, 562, 571, 575, with Shiv Kumar's, Arazi No. 630 & 674 by order of SDM Bilhaur, Kanpur Nagar. Thus, Dharmendra Singh and Upendra Singh became transferable landholders and occupants of the said land obtained through exchange.

Thereafter Dharmendra Singh & Upendra singh S/o Nand Lal aforesaid executed a Sale deed dt. 28/11/2023 Regarding arazi no. 668kha area 0.307 hec., 675 Min area 0.349hec. , 703Min. area 0.676 Hec 703 area 0.440 Hec, 706 area 0.277 Hec, 707 area 0.326 Hec, 708

area 0.256 Hec. Total area 2.631 Hec. Situated at Village Baidani Tahsil Bilhaur Kanpur Nagar in favour of Siddharth Developers Regd. Office 14/79 Civil Lines Kanpur Through Partner Sandeep Kansal S/O Late D C Kansal which was Registered in the office of Sub Registrar Bilhaur Kanpur Nagar in Book No 1 Volume 6565 on Pages 293-318 at Serial No. 12118 on dt. 30/11/2023.

After that Shakuntala Devi W/o Nand Lal recorded owner of Arazi number 675Min. area 0.3890 hectare, situated in village Baidani, tehsil Bilhaur, Kanpur Nagar, filed case number 2017034137024647 under section 80 UPRC 2006 to declare the said land as non-agricultural. The said land was declared as non-agricultural/residential by the Assistant Collector (First Class)/Sub-District Magistrate, Bilhaur, Kanpur Nagar by order dated 11/12/2017.

Thereafter, a power of attorney executed by Smt. Shakuntala Singh wife of Nand Lal, Smt. Madhulika Singh wife of Upendra Singh and others in favour of Dharmendra Singh son of Nand Lal Singh on dt. 14/7/2021, in respect of Arazi number 675 min. area 0.3890 hectare and 1/4 part of Arazi number 671 area 0.277 hectare, 672 area 0.3280 hectare, 673 area 0.2870 hectare situated in village Baidani tehsil Bilhaur district Kanpur Nagar which was registered in the office of Sub-Registrar Zone 1 Kanpur Nagar in Book number 4 Volume 305 page 171-188 serial number 269 on 14/7/2021.

Thereafter Smt. Shakuntala Devi w/o Nand Lal executed a sale deed dt. 03/02/24 through her power of attorney holder dharmendra singh s/o Nand lal regarding arazi no. 675min area 0.389hec. situated at village Balidani Tahsil Bilhore District Kanpur Nagar which was registered in the office of sub registrar Bilhore Kanpur Nagar in book no. 1 volume 6648 pages 307-326 at serial no. 1151 on dt. 06/02/24.

After that it is known that Ram Autar was the owner of 1/2 part of Arazi number 711 and 713. It is mentioning here that aforesaid Ram Autar had mortgaged his share in the said land to Bank of Baroda. The said mortgage amount has been paid to the bank and the bank issued a certificate of discharge (form-A) in this regard on 18/04/2024. Ram Autar died, after his death his legal heirs were his wife Siyadulari and sons Pramod Kumar, Amod Kumar, Nirmod Singh and Manoj Kumar and mutated above named in Revenue Records.

Thereafter aforesaid Siyadulari, Pramod Kumar, Amod kumar, Nirmod singh, & Manoj kumar executed a Sale Deed Dt 24/04/2024

Regarding arazi no. 711, area 0.168967 & arazi no.- 713 area 0.1535 hec Situated at Village Baidani tahsil bilhaur district Kanpur nagar in favour of Siddharth Developers through its Partner Sandeep Kansal s/o D C Kansal which was registered in the office of Sub Registrar Bilhaur Kanpur Nagar in Book no. 1 Volume 6726 Pages 355 to 386 at serial no. 3373 on dt. 25/04/2024.

After that Dharmendra Singh and Upendra Singh both s/o Nand Lal recorded owner of Arazi number 630, 669ka, 670, 674, 709Min, situated in village Baidani, tehsil Bilhaur, Kanpur Nagar, filed case number T802024019898 under section 80 UPRC 2006 to declare the said land as non-agricultural. The said land was declared as non-agricultural/residential by SDM, Bilhaur, Kanpur Nagar by order dated 10.06.2024.

Thereafter development agreement dated 08/01/2024 executed between M/s Siddharth Developers through its partner Mr. Sandeep Kansal s/o D C Kansal and Dharmendra Singh, Upendra Singh both sons of Nand lal singh both R/O- 27A Triveni nagar cantt. Kanpur Nagar regarding arazi's no. 674min. area 0.338 hec. 630 area 0.389 hec. 669k area 0.2050 hec. 670 area 0.348 hec. 709min. area 0.7300 hec. & others which is duly regd. in the office of Sub. Registrar Bilhaur Kanpur Nagar in book no. 1 volume 6616 on pages 173 to 218 at serial no. 160 on dated 08/01/2024.

Thereafter Daya sagar s/o Roopan executed a sale deed dated 31/10/2012 in favour of Smt Madhulika Singh w/o Upendra Singh regarding 1/4 share of arazi no. 644/0.3690, 645/0.2560, 646/0.3590, 647kha/0.3840, 663/0.2150, 671/0.2770, 672/0.3280, 673/0.2870 situated at Gram Baidani tahsil Bilhaur Kanpur Nagar admeasuring 0.6180hec. which was regd. in the office of Sub. Register Bilhaur Kanpur Nagar in book no. 1 volume 2444 on pages. 223 to 250 serial no. 4987 on dated 31/10/12. After that the name of Smt Madhulika Singh w/o Upendra singh were entered in the Khatauni of village Baidani tahsil Bilhaur Kanpur Nagar on the basis of Sale deed dated 31/10/2012.

After that Smt. Madhulika Singh w/o Upendra singh recorded owner of Arazi number 671/0.2770, 672/0.3280, 673/ 0.2870 hect. and other arazi's situated in village Baidani, tehsil Bilhaur, Kanpur Nagar, filed a case under section 80 UPRC 2006 to declare the said land as non-agricultural. The said land was declared as non- agricultural/

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residential by the Assistant Collector (First Class)/Sub-District Magistrate, Bilhaur, Kanpur Nagar by his order dated 03/11/2017.

Thereafter a developer agreement executed between M/s Siddharth Developers through its partner Mr. Sandeep Kansal s/o D C Kansal and Smt. Madhulika Singh w/o Upendra Singh through Power of attorney Dharmendra Singh s/o Nand Lal Singh R/O- 27A Triveni nagar cantt. Kanpur Nagar regarding arazi's no. 671 area 0.2770 hec. 672 area 0.328 hec. 673 area 0.287 hec. & others which is duly regd. in the office of Sub. Registrar Bilhaur Kanpur Nagar in book no. 1 volume 6648 on pages 327 to 366 at serial no. 1152 on dated 06/02/2024.

Thereafter, Sandeep Kansal, son of D C Kansal, partner of M/s Siddharth Developers, presented the map of residential and commercial plotting in Arazi number 630, 668kha, 669a, 670, 674/1, 675/2min. 675/1min 703/2min, 703min, 706, 707, 708, 709min, 711min, 713min, 671, 672, 673 to the District Panchayat Kanpur Nagar for approval. And senction letter number 223/ma.anu./ji.pan./2024-25 dated 21/06/2024 was issued by the Additional Chief Officer, District Panchayat Kanpur Nagar regarding map approval.

I have seen all khatauni regarding Arazi No. 630, 668kha, 669ka, 670, 674, 675, 703, 706, 707, 708, 709, 711, 713, 671, 672 & 673 Vill. Baidani Billhaur Kanpur Nagar, all certified sale deeds, Developer Agreements and Photocopy of Power of attorney, Sanctioned map regarding aforesaid property /project Siddhartha Developers situated at Village Baidani Tehsil Bilhaur Kanpur Nagar, admeasuring 55754 Sq. Mtr.

In my opinion M/s. Siddharth Developers Regd. Office 14/79, Civil Lines, Kanpur Nagar through its partner Sri Sandeep Kansal S/o Late Dinesh Chandra Kansal R/o 117/H-1/441 Pandu Nagar, Kanpur Nagar & Dharmendra Singh, Upendra Singh both sons of Nand Lal Singh and Smt. Shakuntala Devi W/o Nand Lal, Smt. Madulika Singh W/o Upendra Singh Through POA Dharmendra Singh S/o Nand Lal Singh R/o 27A Triveni Nagar, Cantt. Kanpur Nagar have absolute owners in possession of the said property deposit all deeds and Documents of the said Property mentioned above can create a genuine enforceable and a valid Mortgage.

Encl: Sub. Registrar Office Bilhaur, Kanpur Nagar
inspection fee receipt No. 2024212009681
dated 22.07.2024


Signature of the Advocate
कौशल किशोर द्विवेदी
एडवोकेट
सुप्रीम कॉम्प्लेक्स, कानपुर