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Ref:- NEC 2023-24	Dated: 16-10-2023

## LEGAL TITLE SEARCH REPORT

I Rajendra Kumar Agarwal, Advocate having 36 year Experience of legal practice.

1. Name & address of the owner : Shri Pitambra Infracity LLP, GS-01, Vision Height Housing Society, Infront of Om Shanti Green, Shivpuri Road, Jhansi through partners, Sri Pawan Kumar Sahu S/o Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Aman Madaan S/o Avtar Singh R/o 452/2A, C.P. Mission Compound, Jhansi and Sri Shashikant Dwivedi S/o Late Vishambher Prasad Dwivedi R/o 1054/2A, Khatai Baba, Isaitola, Jhansi

2. Details /description of documents scrutinized.

Sl.No.	Date of Document	Type of Document	Whether Original/ Certified/True Copy/ Photostat Copy Examined
1	1429-1434 F	Khatauni	Certified copy
2	25-02-2021	Sale deed	Certified copy
3	04-02-2023	Sale deed	Original
4	1429-1434 F	2 No. Khatauni	Certified copy
5	13-09-2022	Sale deed	Original
6	1429-1434 F	2 No. Khatauni	Certified copy
7	15-10-2022	Gift deed	Certified copy
8	21-10-2022	Sale deed	Original
9	1411-1416 F	Khatauni	Certified copy
10	22-02-2008	Sale deed	Certified copy
11	1429-1434 F	Khatauni	Certified copy
12	06-12-2022	Sale deed	Original
13	1411-1416 F	Khatauni	Certified copy
14	10-01-2008	Sale deed	Certified copy
15	29-09-2022	Sale deed	Original
16	1417-1422 F	Khatauni	Certified copy
17	16-11-2013	Sale Certificate	Certified copy
18	1429-1434 F	Khatauni	Certified copy
19	13-09-2022	Sale deed	Original
20	13-09-2022	Sale deed	Original
21	1411-1416 F	Khatauni	Certified copy
22	03-01-2006	Sale deed	Certified copy
23	31-12-2007	Sale deed	Certified copy
24	15-12-2021	Sale deed	Certified copy
25	15-10-2022	Sale deed	Original
26	29-12-1995	Sale deed	Certified copy
27	1429-1434 F	Khatauni	Certified copy
28	04-02-2023	Sale deed	Original



29	15-02-2023	Sale deed	Original
30	02-03-2023	Sale deed	Original
31	1411-1416 F	Khatauni	Certified copy
32	23-02-2008	Sale deed	Certified copy
33	23-12-2010	Sale deed	Certified copy
34	12-05-2015	Sale deed	Certified copy
35	25-02-2020	Sale deed	Certified copy
36	15-10-2022	Sale deed	Certified copy
37	04-02-2023	Sale deed	Original
38	1394-1399 F	Khatauni	Certified copy
39	26-07-1993	Sale deed	Certified copy
40	25-03-1994	Sale deed	Certified copy
41	1430-1435 F	Khatauni	Certified copy
42	12-10-2022	Sale deed	Original
43	12-01-2023	Sale deed	Original
44	24-03-2023	Sale deed	Original
45	18-07-2013	Sale deed	Certified copy
46	06-04-2019	Sale deed	Certified copy
47	12-10-2022	Sale deed	Original
48	11-08-2023	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
Residential Housing Project "Namo County" developed on Araji No. 260 <sup>th</sup> , 258/2, 274, 259, 261, 262, 263, 264, 258/1, 270 & 273 situated at Mauja Simardha & Araji No. 400 situated at Mauja Bhojla Tehsil & Distt. Jhansi	Total Area of land is 43782.59 sq.mt. Total No. of Plots 164 & commercial space.	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

That khatauni of Vill-Simardha Tehsil & Distt. Jhansi for 1429-1434 Fasli shows that Smt. Radha W/o Late Balveer Prajapati & Sri Kapil Prajapati S/o Balveer Prajapati R/o 786, Nai Basti, Jhansi are Co-Sankramani Bhumidhar of Araji No. 270 area 0.5750 hect. since 1387 fasli means year 1980.

Thereafter Smt. Radha & Sri Kapil sold their share of above land Araji No. 270 along with Araji No. 264 & 266 total No. 3 area 1.470 hect. through sale deed dt. 25-02-2021 to M/s Ghanaram Infra Engineers Pvt. Ltd. 8/18, West Patel Nagar, New Delhi through director Sri Bishan Singh S/o Sri Ghanaram R/o 24/4 A, Kachahri Chauraha, Civil Line, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 25-02-2021 and entered in Bahi No.1 Zild-9077 Page 169-192 at serial No. 2232.

On the basis of this sale deed name of Ghanaram Infra Engineers has been mutated in revenue records.

Thereafter M/s Ganaram Infra Engineers Pvt. Ltd. through director Sri Bishun Singh sold above land Araji No. 270 area 0.1437 hect. through sale deed dt. 04-02-2023 to Shri Pitambra Infracity LLP, GS-01, Vision Height Housing Society, Infront of Om Shanti Green, Shivpuri Road, Jhansi through partners, Sri Pawan Kumar Sahu S/o Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Aman Madaan S/o Avtar Singh R/o 452/2A, C.P. Mission Compound, Jhansi and Sri Shashikant Dwivedi S/o Late Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 04-02-2023 and entered in Bahi No.1 Zild-10063 Page 351-368 at serial No. 1199.

Chain-2

That khatauni of Khata No. 157 & 158 Vill-Simardha Tehsil & Distt. Jhansi for 1429-1434 Fasli shows that Smt. Prema W/o Late Ratiram R/o Vill-Bhojla Tehsil & Distt. Jhansi and Sri Devendra Yadav & Parsuram S/o Ghanshyam & Smt. Munni W/o Ghanshyam & Heeralal & Neeraj & Ravindra S/o Hariram & Smt. Kunjan Bai W/o Late Hariram & Kailash S/o Ratiram & Rajesh Yadav, Prabhat Yadav, Deepak Kumar Yadav S/o Natthuram & Rahul Yadav, Mukul S/o Rakesh & Smt. Rajeshwari W/o Late Rakesh & Smt. Urmila W/o Late Natthuram are Co-Sankramani Bhumidhar of Araji No. 259, 261, 262 & 274 since 1387 Fasli means year 1980.

Thereafter Sri Rajesh Yadav, Prabhat Yadav & Deepak Kumar Yadav S/o Nathuram Yadav & Mukul S/o Rakesh & Rahul Yadav S/o Rakesh Singh Yadav and Smt. Urmila W/o Nathuram Yadav & Smt. Rajeshwari



W/o Rakesh R/o Vill-Bhojla, Tehsil & Distt. Jhansi sold above land Araj No. 274, 259, 261 & 262 total No. 4 area 0.329 hect. through sale deed dt. 13-09-2022 to Shri Pitambra Infracity LLP, GS-01, Vision Height Housing Society, Infront of Om Shanti Green, Shivpuri Road, Jhansi through partners, Sri Pawan Kumar Sahu S/o Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Aman Madaan S/o Avtar Singh R/o 452/2A, C.P. Mission Compound, Jhansi and Sri Shashikant Dwivedi S/o Late Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 13-09-2022 and entered in Bahi No.1 Zild-9919 Page 145-164 at serial No. 9964.

Chain-3

That khatauni of Khata No. 157 & 158 Vill-Simardha Tehsil & Distt. Jhansi for 1429-1434 Fasli shows that Smt. Prema W/o Late Ratiram R/o Vill-Bhojla Tehsil & Distt. Jhansi and Sri Devendra Yadav & Parsuram S/o Ghanshyam & Smt. Munni W/o Ghanshyam & Heeralal & Neeraj & Ravindra S/o Hariram & Smt. Kunjan Bai W/o Late Hariram & Kailash S/o Ratiram & Rajesh Yadav, Prabhat Yadav, Deepak Kumar Yadav S/o Natthuram & Rahul Yadav, Mukul S/o Rakesh & Smt. Rajeshwari W/o Late Rakesh & Smt. Urmila W/o Late Natthuram are Co-Sankramani Bhumidhar of Araj No. 259, 261, 262 & 274 since 1387 Fasli means year 1980.

Thereafter Smt. Prem W/o Late Ratiram gifted her share of above land Araj No. 259, 261, 262 & 274 total No. 4 area 0.0823 hect. through gift deed dt. 15-10-2022 to Sri Kailash S/o Ratiram Yadav R/o Vill-Bhojla Tehsil & Distt. Jhansi. This gift deed is registered in sub-registrar office, Jhansi on 15-10-2022 and entered in Bahi No.1 Zild-9966 Page 53-70 at serial No. 11257.

Thereafter Sri Devendra Yadav & Parsuram S/o Ghanshyam & Smt. Munni W/o Ghanshyam Yadav & Heeralal & Neeraj Yadav & Ravindra Yadav S/o Hariram & Smt. Kunjan W/o Hariram & Kailash S/o Ratiram Yadav sold above land Araj No. 274, 259, 261 & 262 total No. 4 area 0.329 hect. through sale deed dt. 21-10-2022 to Shri Pitambra Infracity LLP, GS-01, Vision Height Housing Society, Infront of Om Shanti Green, Shivpuri Road, Jhansi through partners, Sri Pawan Kumar Sahu S/o Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Aman Madaan S/o Avtar Singh R/o 452/2A, C.P. Mission Compound, Jhansi and Sri Shashikant Dwivedi S/o Late Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 21-10-2022 and entered in Bahi No.1 Zild-9976 Page 135-154 at serial No. 11530.

Chain-4

That khatauni of Vill-Simardha Tehsil & Distt. Jhansi for 1411-1416 Fasli shows that Ghanshyam & Gudda S/o Ajuddi are Co-Sankramani Bhumidhar of Araj No. 258/1 area 0.202 hect. etc. since 1387 & 1403 Fasli respectively means year 1980 & 1996.

Thereafter Sri Ghanshyam & Gudda S/o Ajuddi R/o Outside Allgole Khidki, Jhansi sold above land Araj No. 258/1 area 0.202 hect. through sale deed dt. 22-02-2008 to Smt. Madhuri W/o Virendra Singh R/o 222, C.P. Mission Compound, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 22-02-2008 and entered in Bahi No.1 Zild-3406 Page 325-340 at serial No. 604.

On the basis of this sale deed name of Smt. Madhuri has been mutated in revenue records (Khatauni 1429-1434 Fasli enclosed).

Thereafter Smt. Madhuri Yadav sold above land Araj No. 258/1 area 0.202 hect. through sale deed dt. 06-12-2022 to Shri Pitambra Infracity LLP, GS-01, Vision Height Housing Society, Infront of Om Shanti Green, Shivpuri Road, Jhansi through partners, Sri Pawan Kumar Sahu S/o Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Aman Madaan S/o Avtar Singh R/o 452/2A, C.P. Mission Compound, Jhansi and Sri Shashikant Dwivedi S/o Late Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 06-12-2022 and entered in Bahi No.1 Zild-10037 Page 73-86 at serial No. 13142.

Chain-5

That khatauni of Vill-Simardha Tehsil & Distt. Jhansi for 1411-1416 Fasli shows that Sarju Prasad S/o Soni R/o Bhojla Tehsil & Distt. Jhansi is Co-Sankramani Bhumidhar of Araj No. 259, 262, 261 & 274 since 1387 Fasli means year 1980.

Thereafter from his own share Sri Sarju Prasad S/o Soni sold above land Araj No. 259, 262, 261 & 274 total No. 4 area 0.329 hect. through sale deed dt. 10-01-2008 to Sri Devendra Kumar Sahu S/o Bhagwan Das Sahu R/o 121, Jharkhadia, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 10-01-2008 and entered in Bahi No.1 Zild-3387 Page 1-22 at serial No. 105.

Thereafter Sri Devendra Kumar Sahu S/o Bhagwan Das Sahu sold above land Araj No. 259, 262, 261 & 274 total No. 4 area 0.329 hect. through sale deed dt. 29-09-2022 to Shri Pitambra Infracity LLP, GS-01, Vision Height Housing Society, Infront of Om Shanti Green, Shivpuri Road, Jhansi through partners, Sri Pawan Kumar Sahu S/o Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Aman Madaan S/o Avtar Singh R/o 452/2A, C.P. Mission Compound, Jhansi and Sri Shashikant Dwivedi S/o Late Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 29-09-2022 and entered in Bahi No.1 Zild-9944 Page 339-354 at serial No. 10672.

Chain-6 & 7

That khatauni of Vill-Simardha Tehsil & Distt. Jhansi for 1417-1422 Fasli shows that Uday Pratap Singh S/o Mool Chandra R/o Outside Datia Gate, Jhansi is Sankramani Bhumidhar of Araj No. 260/No, 258/2, 260/No, 234/2 & 501. This Khatauni further shows that Sri Uday Pratap Singh sold this land Araj No. 258/2, 260/No, 234/2, 501 to Smt. Deva W/o Kailash R/o Vill-Bhojla Distt. Jhansi and her name has been mutated in revenue records.

Thereafter vide Court Order of Civil Judge (SD) Jhansi a sale certificate dt. 12-10-2013 was executed by Hon'ble Court Civil Judge (SD) Jhansi in favour of Smt. Nirmla W/o Ram Kumar R/o Vill-Budha Distt. Jhansi with regard to above land Araj No. 260/No, 258/2, 260/No, 234/2 & 501 total No. 5 Area 1.2070 hect. This



Sale Certificate is registered in sub-registrar office, Jhansi on 16-11-2013 and entered in Bahi No.1 Zild-5541 Page 31-50 at serial No. 8056.

On the basis of this sale deed name of Smt. Nirmala has been mutated in revenue records (Khatauni 1429-1434 Fasli enclosed).

Thereafter Smt. Nirmala W/o Ram Kumar sold above land Araj No. 260<sup>th</sup> area 0.334 hect. through sale deed dt. 13-09-2022 to Shri Pitambra Infracity LLP, GS-01, Vision Height Housing Society, Infront of Om Shanti Green, Shivpuri Road, Jhansi through partners, Sri Pawan Kumar Sahu S/o Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Aman Madaan S/o Avtar Singh R/o 452/2A, C.P. Mission Compound, Jhansi and Sri Shashikant Dwivedi S/o Late Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 13-09-2022 and entered in Bahi No.1 Zild-9918 Page 231-250 at serial No. 9943.

Thereafter Smt. Nirmala W/o Ram Kumar again sold land Araj No. 258/2 & 260<sup>th</sup> area 0.478 hect. through sale deed dt. 13-09-2022 to Shri Pitambra Infracity LLP, GS-01, Vision Height Housing Society, Infront of Om Shanti Green, Shivpuri Road, Jhansi through partners, Sri Pawan Kumar Sahu S/o Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Aman Madaan S/o Avtar Singh R/o 452/2A, C.P. Mission Compound, Jhansi and Sri Shashikant Dwivedi S/o Late Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 13-09-2022 and entered in Bahi No.1 Zild-9918 Page 251-270 at serial No. 9944.

#### Chain- 8

That khatauni of Vill-Simardha Tehsil & Distt. Jhansi for 1411-1416 Fasli shows that Sri Rajendra Alias Raju S/o Kallu is Sankramani Bhumidhar of Araj No. 215, 217, 249, 252, 253 & 263 since 1387 fasi means year 1980.

Thereafter Sri Rajendra Alias Raju S/o Kallu sold above land Araj No. 249, 252, 253 & 263 total No. 4 area 0.813 hect. through sale deed dt. 03-01-2006 to Sri Manoj Kumar S/o Rajesh Kumar R/o 62, Laxman Ganj, Jhansi. This sale deed is registered in sub-registrar office, Jhansi on 03-01-2006 and entered in Bahi No.1 Khand-2915 Page 37-54 at serial No. 65.

Thereafter Sri Rajendra Alias Raju S/o Kallu sold above land Araj No. 215 & 217 total No. 2 area 0.826 hect. through sale deed dt. 31-12-2007 to Sri Manoj Soni S/o Rajesh Soni R/o 62, Laxman Ganj, Jhansi & Vijay Ram S/o Raghuvhar R/o Bhojla, Distt. Jhansi. This sale deed is registered in sub-registrar office, Jhansi on 31-12-2007 and entered in Bahi No.1 Zild-3381 Page 57-72 at serial No. 5504.

Thereafter Sri Manoj Soni S/o Rajesh Kumar Soni sold his share of above land Araj No. 249, 252, 253, 263, 215 & 217 total area 1.226 hect. through sale deed dt. 15-12-2021 to Ghanaram Infra Engineers Pvt. Ltd. 8/18, West Patel Nagar, New Delhi through director Sri Vishan Singh. This sale deed is registered in sub-registrar office, Jhansi on 15-12-2021 and entered in Bahi No.1 Zild-9536 Page 69-88 at serial No. 11109.

Finally to Ghanaram Infra Engineers Pvt. Ltd. 8/18, West Patel Nagar, New Delhi through director Sri Vishan Singh sold above land Araj No. 263 area 0.134 hect. through sale deed dt. 15-10-2022 to Shri Pitambra Infracity LLP, GS-01, Vision Height Housing Society, Infront of Om Shanti Green, Shivpuri Road, Jhansi through partners, Sri Pawan Kumar Sahu S/o Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Aman Madaan S/o Avtar Singh R/o 452/2A, C.P. Mission Compound, Jhansi and Sri Shashikant Dwivedi S/o Late Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 15-10-2022 and entered in Bahi No.1 Zild-9965 Page 343-362 at serial No. 11250.

#### Chain- 9, 10 & 11

That Smt. Meera Mittal W/o Laxmi Raman Mittal R/o Civil Line, Jhansi was owner of land Araj No. 268, 269, 271, 273 & 291 total No. 5 area 2.027 hect. who sold it through sale deed dt. 29-12-1995 to Sri Ram Singh & Hariram & Ram Babu S/o Khuman R/o Simardha Distt. Jhansi. This sale deed is registered in sub-registrar office, Jhansi on 29-12-1995 Khand-1458 Page 285-308 at serial No. 1604.

On the basis of this sale deed name of Ram Singh & Hariram & Ram Babu have been mutated in revenue records (Khatauni of 1429-1434 Fasli enclosed).

Thereafter Sri Hariram Rajpoot S/o Khuman sold his share of above land Araj No. 273 area 0.1106 hect. through sale deed dt. 04-02-2023 to Shri Pitambra Infracity LLP, GS-01, Vision Height Housing Society, Infront of Om Shanti Green, Shivpuri Road, Jhansi through partners, Sri Pawan Kumar Sahu S/o Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Aman Madaan S/o Avtar Singh R/o 452/2A, C.P. Mission Compound, Jhansi and Sri Shashikant Dwivedi S/o Late Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 04-02-2023 and entered in Bahi No.1 Zild-10131 Page 57-74 at serial No. 1205.

Thereafter Sri Ram Singh Rajpoot S/o Khuman sold his share of above land Araj No. 273 area 0.1106 hect. through sale deed dt. 15-02-2023 to Shri Pitambra Infracity LLP, GS-01, Vision Height Housing Society, Infront of Om Shanti Green, Shivpuri Road, Jhansi through partners, Sri Pawan Kumar Sahu S/o Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Aman Madaan S/o Avtar Singh R/o 452/2A, C.P. Mission Compound, Jhansi and Sri Shashikant Dwivedi S/o Late Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 15-02-2023 and entered in Bahi No.1 Zild-10077 Page 229-246 at serial No. 1558.

Thereafter Sri Ram Babu S/o Khuman sold his share of above land Araj No. 273 area 0.1106 hect. through sale deed dt. 02-03-2023 to Shri Pitambra Infracity LLP, GS-01, Vision Height Housing Society, Infront of Om Shanti Green, Shivpuri Road, Jhansi through partners, Sri Pawan Kumar Sahu S/o Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Aman Madaan S/o Avtar Singh R/o 452/2A, C.P. Mission Compound, Jhansi and Sri



Shashikant Dwivedi S/o Late Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 02-03-2023 and entered in Bahi No.1 Zild-10097 Page 357-374 at serial No. 2119.

Chain- 12 & 13

That khatauni of Vill-Simardha Tehsil & Distt. Jhansi for 1411-1416 Fasil shows that Sri Chandan Singh S/o Ghanshyam R/o Vill-Simardha Tehsil & Distt. Jhansi is Co-sankramani Bhumidhar of Araj No. 264 & 266 since 1387 fasi means year 1980.

Thereafter Sri Chandan Singh S/o Late Ghanshyam sold above land Araj No. 264 & 266 total No. 2 area 4.569 hect. ka 1/2 part through sale deed dt. 23-02-2008 to Naman Apartment Pvt. Ltd. Nehru Place New Delhi through person authorized Sri Vidhyanand Bhardwaj. This sale deed is registered in sub-registrar office, Jhansi on 23-02-2008 Zild-3407 Page 251-288 at serial No. 631.

Thereafter Naman Apartment Pvt. Ltd. Nehru Place New Delhi through person authorized Sri Vidhyanand Bhardwaj sold above land Araj No. 264 & 266 total No. 2 area 2.284 hect. etc. through sale deed dt. 23-12-2010 to SR Residency Pvt. Ltd. through director Sri Surendra Rai & Vijay Kumar Saraogi S/o Damodar Das Saraogi R/o Jankipuram Colony, Jhansi and authorized representative Sri J.P. Gupta S/o Lacchiram Gupta R/o Civil Line, Jhansi. This sale deed is registered in sub-registrar office, Jhansi on 23-12-2010 Zild-4333 Page 315-374 at serial No. 8064.

Thereafter SR Residency Pvt. Ltd. through director Sri Surendra Rai & Vijay Kumar Saraogi S/o Damodar Das Saraogi R/o Jankipuram Colony, Jhansi and authorized representative Sri J.P. Gupta S/o Lacchiram Gupta R/o Civil Line, Jhansi sold above land Araj No. 264 & 266 Area 2.284 hect. through sale deed dt. 12-05-2015 to M/s Shivanta Residency, Civil Line, Jhansi through partner Smt. Gayatri Agarwal W/o Jagdish Narain Agarwal R/o Cavallary Road, Cantt. Jhansi. This sale deed is registered in sub-registrar office, Jhansi on 12-05-2015 Zild-6131 Page 351-514 at serial No. 3055.

Thereafter M/s Shivanta Residency through partner Smt. Gayatri Agarwal W/o Jagdish Narain Agarwal R/o Cavallary Road, Cantt. Jhansi sold above land Araj No. 264 & 266 area 2.284 hect. through sale deed dt. 25-02-2020 to Ghanaram Infra Engineers Pvt. Ltd. 8/18, West Patel Nagar, New Delhi through director Sri Vishan Singh. This sale deed is registered in sub-registrar office, Jhansi on 25-02-2020 Zild-8487 Page 1-36 at serial No. 1469.

Thereafter Ghanaram Infra Engineers Pvt. Ltd. 8/18, West Patel Nagar, New Delhi through director Sri Vishan Singh sold above land Araj No. 264 area 0.676 hect. through sale deed dt. 15-10-2022 to Shri Pitambra Infracity LLP, GS-01, Vision Height Housing Society, Infront of Om Shanti Green, Shivpuri Road, Jhansi through partners, Sri Pawan Kumar Sahu S/o Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Aman Madaan S/o Avtar Singh R/o 452/2A, C.P. Mission Compound, Jhansi and Sri Shashikant Dwivedi S/o Late Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 15-10-2022 and entered in Bahi No.1 Zild-9965 Page 305-326 at serial No. 11248.

Thereafter Ghanaram Infra Engineers Pvt. Ltd. 8/18, West Patel Nagar, New Delhi through director Sri Vishan Singh sold above land Araj No. 264 area 0.676 hect. through sale deed dt. 04-02-2023 to Shri Pitambra Infracity LLP, GS-01, Vision Height Housing Society, Infront of Om Shanti Green, Shivpuri Road, Jhansi through partners, Sri Pawan Kumar Sahu S/o Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Aman Madaan S/o Avtar Singh R/o 452/2A, C.P. Mission Compound, Jhansi and Sri Shashikant Dwivedi S/o Late Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 04-02-2023 and entered in Bahi No.1 Zild-10131 Page 91-102 at serial No. 1207.

Chain- 14, 15, 16 & 17

That khatauni of Vill-Bhojla Tehsil & Distt. Jhansi for 1394-1399 Fasil shows that Sri Phool Singh & Babbu Raja (Major) & Dashrath Singh (Minor) S/o Gajraj Singh are Co-Owner of Land Araj No. 400 since 1387 fasi means year 1980.

Thereafter Sri Phool Singh & Dashrath S/o Gajraj Singh sold above land Araj No. 400 area 2.963 hect. ka 2/3 part through sale deed dt. 26-07-1993 to Sri Ram Sewak S/o Lalman R/o Prempur, Tehsil-Bhogpur Distt. Kanpur Dehat (1/2 Part) & Sri Dildar Khan & Sri Gafoor Khan S/o Mohammad Khan R/o Bhojla Distt. Jhansi (1/2 Part). This sale deed is registered in sub-registrar office, Jhansi on 26-07-1993 and entered in Bahi No. 1 Khand-674 Page 247-260 at serial No. 3980 on 27-07-1993.

Thereafter Sri Babbu Raja S/o Gajraj Singh sold above land Araj No. 400 area 2.963 hect. ka 1/3 part through sale deed dt. 25-03-1994 to Sri Ram Sewak S/o Lalman R/o Prempur, Tehsil-Bhogpur Distt. Kanpur Dehat. This sale deed is registered in sub-registrar office, Jhansi on 25-03-1994 and entered in Bahi No. 1 Khand-782 Page 41-48 at serial No. 1783 on 29-03-1994.

That Khatauni of Vill-Bhojla Tehsil & Distt. Jhansi for 1430-1435 Fasil shows that name of Dildar Khan, Gafoor Khan & Legal heirs of Late Ram Sewak, Sri Surendra Singh, Virendra Singh S/o Late Ram Sewak and Smt. Jagrani Wd/o of Ram Sewak have been mutated in revenue records as Co-Sankramani Bhumidhar of above Land Araj No. 400.

Thereafter Sri Virendra Singh & Surendra Singh Yadav S/o Late Ram Sewak Yadav sold above land Araj No. 400 area 0.810 hect. Vill-Bhojla, Tehsil & Distt. Jhansi through sale deed dt. 12-10-2022 to Shri Pitambra Infracity LLP, GS-01, Vision Height Housing Society, Infront of Om Shanti Green, Shivpuri Road, Jhansi through partners, Sri Pawan Kumar Sahu S/o Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Aman Madaan S/o Avtar Singh R/o 452/2A, C.P. Mission Compound, Jhansi and Sri Shashikant Dwivedi S/o Late Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 12-10-2022 and entered in Bahi No.1 Zild-9960 Page 239-258 at serial No. 11110.

Thereafter Sri Virendra Singh S/o Ram Sewak sold above land Araj No. 400 area 0.254 hect. Vill-Bhojla, Tehsil & Distt. Jhansi through sale deed dt. 12-01-2023 to Shri Pitambra Infracity LLP, GS-01, Vision Height



Housing Society, Infront of Om Shanti Green, Shivpuri Road, Jhansi through partners, Sri Pawan Kumar Sahu S/o Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Aman Madaan S/o Avtar Singh R/o 452/2A, C.P. Mission Compound, Jhansi and Sri Shashikant Dwivedi S/o Late Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 12-01-2023 and entered in Bahi No.1 Zild-10030 Page 99-116 at serial No. 362.

Thereafter Sri Surendra Singh Yadav S/o Late Ram Sewak Yadav & Smt. Jagrani W/o Late Ram Sewak Yadav sold above land Arajil No. 400 area 0.528 hect. through sale deed dt. 24-03-2023 to Shri Pitambra Infracity LLP, GS-01, Vision Height Housing Society, Infront of Om Shanti Green, Shivpuri Road, Jhansi through partners, Sri Pawan Kumar Sahu S/o Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Aman Madaan S/o Avtar Singh R/o 452/2A, C.P. Mission Compound, Jhansi and Sri Shashikant Dwivedi S/o Late Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 24-03-2023 and entered in Bahi No.1 Zild-10122 Page 1-18 at serial No. 2738.

That Sri Dildar Khan & Gafoor Khan S/o Mohammad Khan sold their share of above land Arajil No. 400 Area 0.178 hect. through sale deed dt. 18-07-2013 to Sri Surendra Kumar Rai S/o Narain Das Rai R/o Civil Line, Jhansi & Vishnu Kumar Shukla S/o Sri Mahesh Prasad Shukla R/o Civil Line, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 18-07-2013 and entered in Bahi No.1 Zild-5417 Page 17-32 at serial No. 5111.

That Sri Surendra Kumar Rai S/o Narain Das Rai R/o Civil Line, Jhansi & Vishnu Kumar Shukla S/o Sri Mahesh Prasad Shukla R/o Civil Line, Jhansi sold above land Arajil No. 400 area 0.178 hect. through sale deed dt. 06-04-2019 to Manoj Kumar Gupta S/o Suresh Kumar Gupta R/o Om Shanti Nagar, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 06-04-2019 and entered in Bahi No.1 Zild-7937 Page 299-328 at serial No. 2363.

Finally Sri Manoj Kumar Gupta sold above land Arajil No. 400 area 0.178 hect. through sale deed dt. 12-10-2022 to Shri Pitambra Infracity LLP, GS-01, Vision Height Housing Society, Infront of Om Shanti Green, Shivpuri Road, Jhansi through partners, Sri Pawan Kumar Sahu S/o Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Aman Madaan S/o Avtar Singh R/o 452/2A, C.P. Mission Compound, Jhansi and Sri Shashikant Dwivedi S/o Late Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 12-10-2022 and entered in Bahi No.1 Zild-9960 Page 221-238 at serial No. 11109.

On above land housing project namely "Namo County" is being developed for which layout plan No. JDA/LD/23-24/0144 has been approved by Jhansi Development Authority, Jhansi on 11-08-2023. Out of which plot No. 1 to 6, 117 to 131, 138 to 142, 141 to 147, 157, 161 & 162 to 164 total 35 plots containing plot area 4944.28 sq.mt. are mortgaged with Jhansi Development Authority, Jhansi which are not saleable.

This property would be SARFAESI Act compliant subject to boundaries and clear access from road.

5. Search & Investigation : for 30 years.
6. The persons who is the present owner of the properties. : Shri Pitambra Infracity LLP, GS-01, Vision Height Housing Society, Infront of Om Shanti Green, Shivpuri Road, Jhansi through partners, Sri Pawan Kumar Sahu S/o Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Aman Madaan S/o Avtar Singh R/o 452/2A, C.P. Mission Compound, Jhansi and Sri Shashikant Dwivedi S/o Late Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba, Isaitola, 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 deeds are 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
16. Whether the proposed sale deed can be executed with regard to above property. : Yes.
17. Whether the property is freehold or lease hold or self occupied or tenanted? if tenanted whether the property can be taken as mortgage and what precautions to be taken? : Property is free hold
18. Please state the names of the persons who should join the execution of sale deed : Shri Pitambra Infracity LLP, GS-01, Vision Height Housing Society, Infront of Om Shanti Green, Shivpuri Road, Jhansi through partners, Sri Pawan Kumar Sahu S/o Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Aman Madaan S/o Avtar Singh R/o 452/2A, C.P. Mission Compound, Jhansi and Sri Shashikant Dwivedi S/o Late Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba, Isaitola, Jhansi



प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सट्टर प्रथम

इम संख्या 2023191026604

इलाही

लेख या शर्चना पत्र प्रस्तुत करने का दिनांक 16/10/2023

प्रस्तुतकर्ता या प्रार्थी का नाम राजेन्द्र कुमार अग्रवाल एड

लेख का प्रकार: मुजबना 1993 वर्ष से 2023 वर्ष तक

प्रतिफल की शरतानि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिनिधिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुज्ताह के अधिप्राप्ती करण निर शुल्क
5. कमीशन शुल्क
6. विविध
7. बाकि भत्ता

1 से 6 तक का योग

100

शुल्क कटौत करने का दिनांक

16/10/2023

दिनांक जब लेख प्रतिनिधि या तलाश

16/10/2023

इत्याय पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकाठी के हाताक्ष

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 1993 to 2023 (Upto 31.07.2023) and no encumbrance is found on the above property.

Final certificate:

I, certify that Shri Pitambra Infracity LLP, GS-01, Vision Height Housing Society, Infront of Om Shanti Green, Shivpuri Road, Jhansi through partners, Sri Pawan Kumar Sahu S/o Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Aman Madaan S/o Avtar Singh R/o 452/2A, C.P. Mission Compound, Jhansi and Sri Shashikant Dwivedi S/o Late Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba, Isaitola, Jhansi has valid & clear marketable & mortgageable title in the properties shown above.

Encl. Sub Registrar receipts No. 202319102 6504 dated 16-10-2023

Place: Jhansi  
Dated: 16-10-2023

  
(Rajendra Kumar Agarwal)  
Advocate

Registration No. 4590/1984  
With Bar Council of U.P. Allahabad