

Date - 05/09/2024

SEARCH REPORT

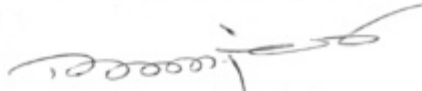
01	a) Name of the unit/concern/company/person offering the property/ (ies) as security.	M/s. Sai Baba Infra Projects Pvt. Ltd. having its Regd. Office at HIG-5 Phase-2, Ashok Vihar Colony Pahariya, Varanasi through its Director/ Authorised Representative.
	b) Constitution of the unit/concern/ person / body/ authority offering the property for creation of charge	Company
02-	Complete or full description of the immovable property/(ies) offered as security including the following details.	S.M.Plot No. 60 area 0.1855 Hec. that is 20182.4 Sq. Ft. that is 1875.68 Sq. Mtr. out of total area 0.914 Sq. Ft. Mauza Baijalpatti Pargana Athgawan Tehsil Pindra Varanasi.
	(a) Survey No.	S.M.Plot No. 60
	(b) Door/House no. (in case of house property)	Not Applicable
	(c) Extent/ area including plinth/ built up area in case of house property	0.1855 Hec. that is 20182.4 Sq. Ft. that is 1875.68 Sq. Mtr.
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Mauza Baijalpatti Pargana Athgawan Tehsil Pindra Varanasi, bounded as below:- EAST : Road 12 Mtr. wide WEST : Part of S.M.Plot No. 59 NORTH : Part of Land of others SOUTH : S.M.Plot No. 38 Mauza Daseypur
03-	a) Particulars of the documents scrutinized- serially and chronologically.	1- Sale deed dated 08/11/16 registered in the office of Sub-Registrar (Registration) Pindra in Book No. I Vol. 3524 on pages 371 to 400 at Sr. No. 5898 dated 08/11/16. 2- Copy of revenue records. 3- Permission order of V.D.A. 4- Map approved by VDA.
04-	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?	Yes Khatauni as well as sale deed of said property can be verified on-line.
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard	Khatauni has been verified and found correct and sale deed has been verified.

[Handwritten Signature]

05-	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.	
	<p>As per available records previously the property bearing S.M.Plot No. 60 area 0.1855 Hec. that is 20182.4 Sq. Ft. that is 1875.68 Sq. Mtr. out of total area 0.914 Sq. Ft. Mauza Baijalpatti Pargana Athgawan Tehsil Pindra Varanasi was owned and possessed by Vidhan Chandra Rai s/o Surya Narayan Singh and Navneet Kumar Rai and Karuna Nidhi Rai and Eeshwar Chandra Rai Ss/o Surya Narayan Singh and Vipin Kumar Rai s/o Late Gyanendra Kumar Rai all r/o Village Baijalpatti Pargana Athgawan Tehsil Pindra District Varanasi. Their title was absolute and unassailable in respect of the said property and they were in actual possession over said property as absolute owner since 1391 Fasli that is year 1983. Later, Vidhan Chandra Rai and Navneet Kumar Rai and Karuna Nidhi Rai and Eeshwar Chandra Rai and Vipin Kumar Rai sold said property to present owner M/s. Sai Baba Infra Projects Pvt. Ltd. vide Sale deed dated 08/11/16 registered in the office of Sub-Registrar (Registration) Pindra in Book No. I Vol. 3524 on pages 371 to 400 at Sr. No. 5898 dated 08/11/16 and put purchaser Company into actual possession over the said property as absolute owner.</p> <p>On the basis of sale deed detailed above present owner got its name recorded in revenue records as absolute owner of said property.</p> <p>In the aforesaid manner M/s. Sai Baba Infra Projects Pvt. Ltd. became owner of said property.</p> <p>Later, with an aim to construct a group housing residential building over the said property, present owner applied for approval of said project from VDA. After due consideration VDA approved the said project named "SAI CITY" vide its Permission Letter No. 44/18 Affordable Housing/Vinyas dated 02/03/19.</p> <p>I made a search and inspected the records of Sub-Registrar (Registration) Varanasi from 2013 to 2024 (Till date) and found that the said property is free from all encumbrances, lien and charges.</p>	
06-	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	No Encumbrance found recorded
07-	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	I have inspected the indexed and available records of Sub-registrar (Registration) Varanasi from 1986 to 2021 and found no encumbrances over the said property.
08-	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 bar or restriction for creation of mortgage
09-	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
10-	Whether the property is SARFAESI Compliant (Yes / No)	Yes
11-	Whether the property is SARFAESI Compliant (Yes / No)	Yes

Date: 05/09/2024

Place: Varanasi



Signature of the Advocate

CERTIFICATE OF TITLE

1. I have examined the Original Title 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 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:
2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices, Sub-Registrar(s) Office(s), Revenue Records, Municipal / Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). 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.
4. Following scrutiny of Land Records / Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious / Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 2013 to 2024 (Till date) pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of Second / subsequent charge in favour of the Bank, there are no other mortgages / charges other than already stated in the loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable) **Not Applicable**.
7. Minor(s) and his / their interest in the property(ies) is to the extent of (Specify the share of the Minor with name) (Strike out if not applicable) **Not Applicable**.
8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower.



9. I certify that M/s. Sai Baba Infra Projects Pvt. Ltd. having its Regd. Office at HIG-5 Phase-2, Ashok Vihar Colony Pahariya, Varanasi through its Director/ Authorised Representative has / have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:
- Sale deed dated 08/11/16 registered in the office of Sub-Registrar (Registration) Pindra in Book No. I Vol. 3524 on pages 371 to 400 at **Sr. No. 5898 dated 08/11/16.**
 - Copy of revenue records.
 - Permission order of V.D.A.
 - Registration Certificate under RERA.
 - Approved map and copy of permission letter of VDA
11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.
12. It is certified that the property is SARFAESI compliant.

Schedule of Property

S.M.Plot No. 60 area 0.1855 Hec. that is 20182.4 Sq. Ft. that is 1875.68 Sq. Mtr. out of total area 0.914 Sq. Ft. Mauza Baijalpatti Pargana Athgawan Tehsil Pindra Varanasi, bounded as below:-

EAST : Road 12 Mtr. wide
WEST : Part of S.M.Plot No. 59
NORTH : Part of Land of others
SOUTH : S.M.Plot No. 38 Mauza Daseypur

Place:- Varanasi
 Date:- 05/09/2024

Encl:-

- 1- Inspection receipt.
- 2- Search certificate (Sub-Registrar, Pindra)
- 3- Receipt Search certificate (Sub-Registrar, Pindra)



Signature of the Advocate

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक पिंडरा

क्रम संख्या 2024353012115

वाराणसी

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 06/07/2024

प्रस्तुतकर्ता या प्रार्थी का नाम वृजेश श्रीवास्तव एड०

लेख का प्रकार: मुआयना 1999 वर्ष से 2024 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुहताब के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

100

शुल्क वसूल करने का दिनांक

06/07/2024

दिनांक जब लेख प्रतिलिपि या तलाश

06/07/2024

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय: पिंडरा, वाराणसी

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	2202435300983
आवेदक का नाम	वृजेश श्रीवास्तव
आवेदक का पता	कलेक्ट्रेड सिविल कोर्ट वाराणसी
आवेदन तिथि	05-07-2024
भुगतान तिथि	05-07-2024
चालान संख्या	NIB240412321
मोबाइल	9839057125
धनराशि रु०	100 /-

