

Rajendra Kumar Agarwal Advocate

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Dated: 17-12-2022

LEGAL TITLE SEARCH REPORT

1. Name & address of the owner : Jai Bhagwati Infra Developers Pvt. Ltd.
366, C.P. Mission Compound, Jhansi
through MD Amit Agarwal S/o Jagdish Agarwal
R/o 70, Purani Pasrath, Jhansi & Director
Pradeep Kumar Sahu S/o Swami Prasad Sahu
R/o 95/18 A, Civil Line, Jhansi Distt. Jhansi

2. Details /description of documents
scrutinized.

S.No	Date of document	Name of document	Whether original/Certified/ Photostat.
1.	1430-1435 Fasli	Khatauni	Copy
2.	04-03-2015	Sale deed	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/Muni cipality etc.	Boundary
Agricultural land Araj No. 700/2 situated at Mauja Bhojla Tehsil & Distt. Jhansi.	Total area is 0.405 hect.	Mauja Bhojla Tehsil & Distt. Jhansi	East- N.A. West- N.A. North- N.A. South- N.A.

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

That Khatauni of Vill. Bhojla Tehsil & Distt. Jhansi For 1430-1435 fasli shows that Govind Singh S/o Pratap is Co-Sankramani Bhumidhar of Araj No. 700/2 area 2.0550 hect.

Thereafter Sri Govind Singh S/o Pratap R/o Vill-Bhojla Tehsil & Distt. Jhansi sold above land Araj No. 700/2 area 0.405 hect. through sale deed dt. 04-03-2015 to Jai Bhagwati Infra Developers Pvt. Ltd. 366, C.P. Mission Compound, Jhansi through MD Amit Agarwal S/o Jagdish Agarwal R/o 70, Purani Pasrath, Jhansi & Director Pradeep Kumar Sahu S/o Swami Prasad Sahu R/o 95/18 A, Civil Line, Jhansi Distt. Jhansi. This sale deed is registered in Sub-Registrar Office, Jhansi on 04-03-2015 and entered in Bahi No.1 Zild-6066 Page 221-240 at serial No. 1505.

On the basis of this sale deed name of Jai Bhagwati Infra Developers Pvt. Ltd. has been mutated in revenue records as Co-Sankramani Bhumidhar of Araj No. 700/2.

5. Search & Investigation for 30 years.



- 6 The persons who is the present owner of the properties : Jai Bhagwati Infra Developers Pvt. Ltd.
366, C.P. Mission Compound, Jhansi
through MD Amit Agarwal S/o Jagdish Agarwal
R/o 70, Purani Pasrath, Jhansi & Director
Pradeep Kumar Sahu S/o Swami Prasad Sahu
R/o 95/18 A, Civil Line, Jhansi Distt. Jhansi
- 7 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
- 8 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
- 9 Whether the latest title deed and the immediately previous title deeds available in originals. : Original latest title deed is available
- 10 Whether building tax/land revenue has been paid upto date. : N.A.
11. Whether any dues recoverable as land revenue are outstanding. : N.A.
12. Whether the land is affected by any revenue and tenancy legislation? if so, how and to what extent and the remedy if any. : No
13. Whether the permission under the Urban Land (Ceiling and Regulation) Act. 1976 is necessary or not : No
14. (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



15. 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
16. 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 1992 to 2022 (Upto 30.09.2022) and no encumbrance is found on the above property.

Final certificate:

I, certify that Jai Bhagwati Infra Developers Pvt. Ltd. 366, C.P. Mission Compound, Jhansi through MD Amit Agarwal S/o Jagdish Agarwal R/o 70, Purani Pasrath, Jhansi & Director Pradeep Kumar Sahu S/o Swami Prasad Sahu R/o 95/18 A, Civil Line, Jhansi Distt. Jhansi has a valid & clear marketable & mortgageable title in the properties shown above.

Place: Jhansi
Dated: 17-12-2022


(Rajendra Kumar Agarwal)
Advocate

Rajendra Kumar Agarwal
Advocate

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Dated: 17-12-2022

LEGAL TITLE SEARCH REPORT

1. Name & address of the owner : Jai Bhagwati Infra Developers Pvt. Ltd.
366, C.P. Mission Compound, Jhansi
through MD Amit Agarwal S/o Jagdish Agarwal
R/o 70, Purani Pasrath, Jhansi & Director
Pradeep Kumar Sahu S/o Swami Prasad Sahu
R/o 95/18 A, Civil Line, Jhansi Distt. Jhansi

2. Details /description of documents
scrutinized.

S No	Date of document	Name of document	Whether original/Certified/ Photostat
1.	27-11-2008	Sale deed	Copy
2.	1430-1435 Fasli	Khatauni	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/Muni cipality etc.	Boundary
Agricultural land Araji No. 701 & 704 situated at Mauja Bhojla Tehsil & Distt. Jhansi.	Total area is 1.862 hect.	Mauja Bhojla Tehsil & Distt. Jhansi	East- N.A. West- N.A. North- N.A. South- N.A.

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

That Sri Braj Mohan & Hari Mohan & Jag Mohan & Man Mohan S/o Mool Chandra R/o Gudri Jhansi Distt. Jhansi executed sale deed dt. 27-11-2008 in favour of Jai Bhagwati Infra Developers Pvt. Ltd. 366, C.P. Mission Compound, Jhansi through MD Amit Agarwal S/o Jagdish Agarwal R/o 70, Purani Pasrath, Jhansi & Director Pradeep Kumar Sahu S/o Swami Prasad Sahu R/o 95/18 A, Civil Line, Jhansi Distt. Jhansi with regard to Agricultural land Araji No. 701 & 704 situated at Mauja Bhojla Tehsil & Distt. Jhansi Area 1.862 hect. This sale deed is registered in Sub-Registrar Office, Jhansi on 27-11-2008 and entered in Bahi No.1 Zild-3601 Page 293-330 at serial No. 4925.

That Khatauni of Vill. Bhojla Tehsil & Distt. Jhansi For 1430-1435 fasli shows that name of Jai Bhagwati Infra Developers Pvt. Ltd. has been mutated in revenue records as Co-Sankramani Bhumidhar of Araji No. 701 & 704.

5. Search & Investigation : for 30 years.



6. The persons who is the present owner of the properties. : Jai Bhagwati Infra Developers Pvt. Ltd.
366, C.P. Mission Compound, Jhansi
through MD Amit Agarwal S/o Jagdish Agarwal
R/o 70, Purani Pasrath, Jhansi & Director
Pradeep Kumar Sahu S/o Swami Prasad Sahu
R/o 95/18 A, Civil Line, Jhansi Distt. Jhansi
7. 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
8. 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
9. Whether the latest title deed and the immediately previous title deeds available in originals. : Original latest title deed is available
10. Whether building tax/land revenue has been paid upto date. : N.A.
11. Whether any dues recoverable as land revenue are outstanding. : N.A.
12. Whether the land is affected by any revenue and tenancy legislation? if so, how and to what extent and the remedy if any. : No
13. Whether the permission under the Urban Land (Ceiling and Regulation) Act. 1976 is necessary or not. : No
14. (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

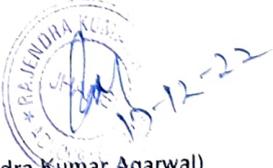


15. Whether the property is freehold or lease hold or self occupied or tenanted? it tenanted whether the property can be taken as mortgage and what precautions to be taken? : Property is free hold
16. Encumbrance Certificate for last 30 years : I have searched the book Index No. II in the office of Sub-Registrar (Registration) Jhansi for 30 preceding years from 1992 to 2022 (Upto 30.09.2022) and it is found that Jai Bhagwati Infra Developers Pvt. Ltd. sold three plots measuring 328.97 sq.mt. through sale deed dt. 30-12-2021 to Anshuma Gupta & Plot measuring 329 sq.mt. through sale deed dt. 28-12-2021 to Prateek Rajan & Plot measuring 329.01 sq.mt. through sale deed dt. 28-12-2021 to Smt. Astha. As such Araj No. 704 is encumbered and only Araj No. 701 is free from encumbrance.

Final certificate:

I, certify that Jai Bhagwati Infra Developers Pvt. Ltd. 366, C.P. Mission Compound, Jhansi through MD Amit Agarwal S/o Jagdish Agarwal R/o 70, Purani Pasrath, Jhansi & Director Pradeep Kumar Sahu S/o Swami Prasad Sahu R/o 95/18 A, Civil Line, Jhansi Distt. Jhansi has a valid & clear marketable & mortgageable title only on Araj No. 701 Vill-Bhojla Tehsil & Distt. Jhansi.

Place: Jhansi
Dated: 17-12-2022


(Rajendra Kumar Agarwal)
Advocate

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Dated: 17-12-2022

LEGAL TITLE SEARCH REPORT

- 1 Name & address of the owner : **Jai Bhagwati Infra Developers Pvt. Ltd.**
366, C.P. Mission Compound, Jhansi
through MD Amit Agarwal S/o Jagdish Agarwal
R/o 70, Purani Pasrath, Jhansi & Director
Pradeep Kumar Sahu S/o Swami Prasad Sahu
R/o 95/18 A, Civil Line, Jhansi Distt. Jhansi

2. Details /description of documents
scrutinized.

S No	Date of document	Name of document	Whether original/Certified/ Photostat
1.	1430-1435 Fasli	Khatauni	Copy
2.	03-12-2007	Sale deed	Copy
3.	06-07-2009	Sale deed	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/Muni cipality etc.	Boundary
One residential plot situated at Mauja Bhojla Tehsil & Distt. Jhansi in Araji No. 703.	Total area is 5675 sq.ft.	Mauja Bhojla Tehsil & Distt. Jhansi	East- Jhansi-Unnao Balaji Road West- Khet of Pandit Ji North- Plot of Pradeep Kumar Sahu South- Plot of Smt. Pushpalata Dwivedi

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

That Khatauni of Vill. Bhojla Tehsil & Distt. Jhansi For 1430-1435 fasli shows that Sri Surjan & Phool Singh S/o Kishun are Co-Sankramani Bhumidhar of Araji No. 703 area 0.5260 hect.

Thereafter from above land Araji No. 703 Sri Surjan Alias Suraj & Phool Singh S/o Kishun sold one residential plot measuring 11528.75 sq.ft. through sale deed dt. 03-12-2007 to Ashok Kumar Gupta S/o J.P. Gupta R/o Mohalla Alyai Mauranipur Distt. Jhansi. This sale deed is registered in Sub-Registrar Office, Jhansi on 03-12-2007 and entered in Bahi No.1 Zild-3357 Page 209-230 at serial No. 4957.

Thereafter Sri Ashok Kumar Gupta sold one part of above plot measuring 5675 sq.ft. through sale deed dt. 06-07-2009 to Jai Bhagwati Infra Developers Pvt. Ltd. 366, C.P. Mission Compound, Jhansi through MD Amit Agarwal S/o Jagdish Agarwal R/o 70, Purani Pasrath, Jhansi & Director Pradeep Kumar Sahu S/o Swami Prasad Sahu R/o 95/18 A, Civil Line, Jhansi Distt. Jhansi. This sale



deed is registered in Sub-Registrar Office, Jhansi on 06-07-2009 and entered in Bahi No.1 Zild-3785 Page 51-70 at serial No. 3111.

On the basis of this sale deed name of Jai Bhagwati Infra Developers Pvt. Ltd. has been mutated in revenue records.

5. Search & Investigation : for 30 years.
6. The persons who is the present owner of the properties. : Jai Bhagwati Infra Developers Pvt. Ltd.
366, C.P. Mission Compound, Jhansi
through MD Amit Agarwal S/o Jagdish Agarwal
R/o 70, Purani Pasrath, Jhansi & Director
Pradeep Kumar Sahu S/o Swami Prasad Sahu
R/o 95/18 A, Civil Line, Jhansi Distt. Jhansi
7. 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
8. 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
9. Whether the latest title deed and the immediately previous title deeds available in originals. : Original latest title deed is available
10. Whether building tax/land revenue has been paid upto date. : N.A.
11. Whether any dues recoverable as land revenue are outstanding. : N.A.
12. Whether the land is affected by any revenue and tenancy legislation? if so, how and to what extent and the remedy if any. : No
13. Whether the permission under the Urban Land (Ceiling and Regulation) Act. 1976 is necessary or not. : No



14. (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**
15. Whether the property is freehold or lease hold or self occupied or tenanted? it tenanted whether the property can be taken as mortgage and what precautions to be taken? : **Property is free hold**
16. 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 1992 to 2022 (Upto 30.09.2022) and no encumbrance is found on the above property.**

Final certificate:

I, certify that Jai Bhagwati Infra Developers Pvt. Ltd. 366, C.P. Mission Compound, Jhansi through MD Amit Agarwal S/o Jagdish Agarwal R/o 70, Purani Pasrath, Jhansi & Director Pradeep Kumar Sahu S/o Swami Prasad Sahu R/o 95/18 A, Civil Line, Jhansi Distt. Jhansihas a valid & clear marketable & mortgageable title in the properties shown above.

Place: Jhansi
Dated: 17-12-2022


(Rajendra Kumar Agarwal)
Advocate
17-12-2022