

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम
झांसी

कम संख्या 2023191027511

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 25/10/2023

प्रस्तुतकर्ता या प्रार्थी का नाम चन्द्र कुमार उपाध्याय एड

लेख का प्रकार: मुआयना 1992 वर्ष से 2023 वर्ष तक

प्रतिफल की धनराशि

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

1 से 6 तक का योग	100
शुल्क वसूल करने का दिनांक	25/10/2023
दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार किया	25/10/2023
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर	

Chandra Kumar Upadhyay

Advocate



Mob: 8009074261

Legal Advisor - Bank Of India, & P.N.B.

Jila sahkari Bank Ltd Jhansi & B.O.M.

Shriram City Union Finance Ltd, Aavas Financiers Limited

Email ck.upadhyay2@gmail.com

am: Judges Court Compound,

Near Library Gate

Jhansi (U.P.)

CERTIFICATE

REFERENCE NO - 18 ENTRY SERIALNO/REGISTER NO 11 OF YEAR 2023

Dated- 25-10-2023

Ref - Opinion on investigation of title and obtaining of search report in respect to the Property of Proposed Residential Township "JHANSI AMPAIRE." to be develop on area 0.595 Hect i.e. 5945.96 Sq. Mtr. of Land Arazi No. 1903, 1934, 1936, 1937, 1938 & 1939 & 1940 & 1941 at Mouza Lahargird Tehsil & District Jhansi belonging to Sivanta Infratech through Designated Partner Shri Dhananjay Singh S/o Shri Vikram Singh R/o Kashi Naresh House Kashi Naresh Ki Gali Kila Gate No. 3 Gwalior City Distt. Gwalior (M.P.)

Wide As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the special report which is enclosed

I hereby certify that the registration particulars number, date and page particulars etc. as shown in the original title deed and contents there of tally with the information as stated in the records of office of Sub-Registrar/Registrar of assurance as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photograph of previous owner and of intending mortgagor affixed/ seen in the title deed tally with records of registration office as well as certified copy of the title deed.

Chain of title relating to the property is complete as given in the Annexure hereto.

I have verified tallied and compared these documents from the record of the office of Sub-Registrar/ Registrar of assurances and also from the records of other appropriate authorities

I shall liable/ responsible, if any loss in caused to the Bank due to negligence on my part in making the search and bank has the unqualified right to publish my name for including in the caution list being maintained by the INDIAN BANKS ASSOCIATION OR RESERVE BANK OF INDIA OR ANOTHER SUCH BODY for circulation amongst banks/Financial Institutions


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The search report of which is annexed here to, conducted by me, for the period from 01-01-1992 to **25-10-2023** receipt No. 2023191027511 dated **25-10-2023** does not disclose any encumbrances/disclose encumbrances as stated therein.

I have not given/have given opinion earlier on investigation to title relating to the same property as detailed here under.

(a)	Name of lender	N.A.
(b)	Date of opinion & reference no (if any)	N.A.
(c)	Remarks	N.A.

I hereby certify that **Sivanta Infratech through Designated Partner Shri Dhananjay Singh S/o Shri Vikram Singh R/o Kashi Naresh House Kashi Naresh Ki Gali Kila Gate No. 3 Gwalior City Distt. Gwalior (M.P.)** have a clear, valid and marketable title over the above said property and said Company is competent to create the mortgage.

The valid mortgage can be created by deposit of the following original title deed. The said title deeds are original and genuine and are not duplicate or fake as observed by me. (Give hereunder details of title deeds which are required to be deposited to create equitable mortgage)

- I. Original with Certified copy of title deed, executed by (1) Shri Veer Singh Yadav S/o Shri Ramdas & (2) Shri Indra Singh S/o Shri Shivcharan & (3) Shri Bhagwat Singh Yadav S/o Lt. Shri Ramdas in favour of **Sivanta Infratech through Designated Partner Shri Dhananjay Singh** which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9905 of pages 259-274 at sl. no. 12306 on dt. 22-10-2022 along with map which is correct, genuine and in order.
- II. Original with Certified copy of Rectification deed, executed by (1) Shri Veer Singh Yadav S/o Shri Ramdas & (2) Shri Indra Singh S/o Shri Shivcharan & (3) Shri Bhagwat Singh Yadav S/o Lt. Shri Ramdas in favour of **Sivanta Infratech through Designated Partner Shri Dhananjay Singh** which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 10171 of pages 157-166 at sl. no. 4028 on dt. 08-05-2023 along with map which is correct, genuine and in order.
- III. Certified copy of title deed, executed by Shri Govind Singh S/o Shri Paj Singh in favour of Veer Singh & Bhagwat Singh & Puran Singh & Shri Indra Singh which is regd in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no.


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- 674 of pages 85-88 at sl. no. 2419 on dt. 19-11-1971 along with map which is correct, genuine and in order.
- IV. Certified copy of title deed, executed by Shri Govind Singh S/o Shri Paj Singh in favour of Veer Singh & Bhagwat Singh & Puran Singh & Shri Indra Singh which is regd in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 708 of pages 10-12 at sl. no. 1910 on dt. 14-11-1973 along with map which is correct, genuine and in order.
- V. Certified copy of title deed, executed by Shri Chandrabhan Gupta S/o Shri Kashi Prasad Nagariya in favour of Shri Veer Singh Yadav & Bhagwan Singh which is regd in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 1027 of pages 289-290 at sl. no. 4393 on dt. 22-11-1983 along with map which is correct, genuine and in order.
- VI. Certified copy of title deed, executed by Shri Pooran Singh S/o Shri Shivcharan in favour of Shri Veer Singh Yadav & Bhagwan Singh which is regd in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 1151 of pages 315-316 at sl. no. 1523 on dt. 18-03-1986 along with map which is correct, genuine and in order.
- VII. Certified True Copy of Khatouni Khata No. 144 Arazi No. 1903 & 1934 & 1936 & 1937 & 1938 & 1939 & 1940 & 1941 Faslil 1429-1434 Mouza Lahargird Tehsil & District Jhansi.
- VIII. Approved residential layout plan of "JHANSI AMPAIRE" Mouza Lahargird Tehsil & Distt Jhansi.

I have returned the title deed and other documents shown to me to the Branch official against receipt.

Encl:- 1. Special Report 2. Chain of title 3. Certified copy of title deed 4. Search Report

Chandra Kumar Upadhyay

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ANNEXURE-VA

SEARCH REPORT

Account of Sivanta Infratech through Designated Partner Shri Dhananjay Singh S/o Shri Vikram Singh R/o Kashi Naresh House Kashi Naresh Ki Gali Kila Gate No. 3 Gwalior City Distt. Gwalior (M.P.)

search report relates to searches made in :

- | | | |
|----|--|---------|
| a) | Sub registrar office | Jhansi |
| b) | Registrar of companies | N.A. |
| c) | Courts | N.A. |
| d) | Other offices | Jhansi. |
| e) | a) Other of the co-operative society | N.A. |
| | b) Any other development authority (DDA /HUDA /and the like) | N.A. |
| E) | any other documents | |
| | (i) Receipt for payment of Municipal Taxes etc. | N.A. |
| 1. | Sub Registrar/ Registrar of Assurance office | Jhansi |

The encumbrance certificate was obtained from the Sub Registrar office Jhansi for the period from XXXXX to XXXXX and the same disclosed following encumbrances (Certificate enclosed);

- Certified copy of title deed. sl. no. 12306 on dt. 22-10-2022 from sub registrar office Jhansi.
- Certified copy of Rectification deed sl. no. 4028 on dt. 08-05-2023 from sub registrar office Jhansi.
- Certified copy of title deed sl. no. 2419 on dt. 19-11-1971 from sub registrar office Jhansi.
- Certified copy of title deed sl. No 1910 on dt. 14-11-1973 from sub registrar office Jhansi.
- Certified copy of title deed sl. no. 4393 on dt. 22-11-1983 from sub registrar office Jhansi.

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- f) Certified copy of sale of Certificate. sl. no. 1523 on dt. 18-03-1986 from sub registrar office Jhansi.
- g) If there is no system of issue of encumbrance certificate in the office of Sub registrar it to be stated accordingly.

2- Besides obtaining encumbrance certificate from the Sub Registrar, personal search was carried out by me for the purpose. Inspection was made on 01-01-1992 to **25-10-2023** receipt No. 2023191027511 dated **25-10-2023** at the following Sub Registrar / offices

- a) Sub registrar office Jhansi b) Tehsildar Office Jhansi

The search report disclosed the following encumbrances:-

- 3-The ownership of the property being of a company, Company was conducted in the following offices of the registrar of a companies - **N.A.**

The search made out in the office of Registrar of companies disclosed -

ROC	INFORMATION
N.A.	N.A.

- 4- **Inspection of court records disclosed :-**

(This may detail Suit pending Decrees, Attachment before judgment injunction appointment of receiver appointment of liquidator)

Name of court	Date of order	Nature of order
S.D.M. Jhansi Suit No 658/2015	17-03-2020	Partition confirmed

- 5- **Searches made / inspections carried out in the following offices disclosed:**

Office	Date of search inspection	information
Sub registrar Jhansi	25-10-2023	The property is clear and free from all encumbrances

- 6- **A study of the following documents disclosed:**

Details of documents perused	Information
I. Certified copy of title deed, executed by (1) Shri Veer Singh Yadav S/o Shri Ramdas & (2) Shri Indra Singh S/o Shri Shivcharan & (3) Shri Bhagwat Singh Yadav S/o Lt. Shri Ramdas in favour of Sivanta Infratech through Designated Partner Shri Dhananjay Singh which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9905 of pages 259-274 at sl. no. 12306 on dt. 22-10-2022 along with map which is correct, genuine and in order.	Certified Copy
II. Certified copy of Rectification deed, executed by (1) Shri Veer	

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<p>Singh Yadav S/o Shri Ramdas & (2) Shri Indra Singh S/o Shri Shivcharan & (3) Shri Bhagwat Singh Yadav S/o Lt. Shri Ramdas in favour of Sivanta Infratech through Designated Partner Shri Dhananjay Singh which is regd in Sub Registrar Office Jhansi Distt Jhansi in book no 1 Vol. no. 10171 of pages 157-166 at sl. no. 4028 on dt. 08-05-2023 along with map which is correct, genuine and in order.</p>	<p>Certified Copy</p>
<p>III. Certified copy of title deed, executed by Shri Govind Singh S/o Shri Paj Singh in favour of Veer Singh & Bhagwat Singh & Puran Singh & Shri Indra Singh which is regd in Sub Registrar Office Jhansi Distt Jhansi in book no 1 Vol. no. 674 of pages 85-88 at sl. no. 2419 on dt. 19-11-1971 along with map which is correct, genuine and in order.</p>	<p>Certified Copy</p>
<p>IV. Certified copy of title deed, executed by Shri Govind Singh S/o Shri Paj Singh in favour of Veer Singh & Bhagwat Singh & Puran Singh & Shri Indra Singh which is regd in Sub Registrar Office Jhansi Distt Jhansi in book no 1 Vol. no. 708 of pages 10-12 at sl. no. 1910 on dt. 14-11-1973 along with map which is correct, genuine and in order.</p>	<p>Certified Copy</p>
<p>V. Certified copy of title deed, executed by Shri Chandrabhan Gupta S/o Shri Kashi Prasad Nagariya in favour of Shri Veer Singh Yadav & Bhagwan Singh which is regd in Sub Registrar Office Jhansi Distt Jhansi in book no 1 Vol. no. 1027 of pages 289-290 at sl. no. 4393 on dt. 22-11-1983 along with map which is correct, genuine and in order.</p>	<p>Certified Copy</p>
<p>VI. Certified copy of title deed, executed by Shri Pooran Singh S/o Shri Shivcharan in favour of Shri Veer Singh Yadav & Bhagwan Singh which is regd in Sub Registrar Office Jhansi Distt Jhansi in book no 1 Vol. no. 1151 of pages 315-316 at sl. no. 1523 on dt. 18-03-1986 along with map which is correct, genuine and in order.</p>	<p>Certified Copy</p>
<p>VII. Certified True Copy of Khatouni Khata No. 144 Arazi No. 1903 & 1934 & 1936 & 1937 & 1938 & 1939 & 1940 & 1941 Fasil 1429-</p>	<p>Copy</p>
<p></p>	<p>Copy</p>

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1434 Mouza Lahargird Tehsil & District Jhansi	
VIII. Approved residential layout plan of "JHANSI AMPAIRE" Mouza	Copy
Lahargird Tehsil & Distt Jhansi	

Defects noticed are indicated in the certificate given by me.

Chandra Kumar Upadhyay
ADVOCATE
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Jalgaon Cantonment, Jalgaon
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Chandra Kumar Upadhyay

Advocate

Legal Advisor:- Bank Of India, L.P.N.B.

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ANNEXURE-IV

SPECIAL REPORT ON TITLE

Dated- 26-10-2023

Ref- Opinion on investigation of title and obtaining of search report in respect to the Property of Proposed Residential Township "JHANSI AMPAIRE." to be develop on area 0.595 Hect i.e. 5945.96 Sq. Mtr. of Land Arazi No. 1903, 1934, 1936, 1937, 9138 & 1939 & 1940 & 1941 at Mouza Lahargird Tehsil & District Jhansi belonging to Sivanta Infratech through Designated Partner Shri Dhananjay Singh S/o Shri Vikram Singh R/o Kashi Naresh House Kashi Naresh Ki Gali Kila Gate No. 3 Gwalior City Distt. Gwalior (M.P.)

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A. PARTICULARS :- 1-Name of the borrower with address.	Sivanta Infratech through Designated Partner Shri Dhananjay Singh S/o Shri Vikram Singh R/o Kashi Naresh House Kashi Naresh Ki Gali Kila Gate No. 3 Gwalior City Distt. Gwalior (M.P.)
2-Name of the person offering mortgage with parentage/constitution and address.	Sivanta Infratech through Designated Partner Shri Dhananjay Singh S/o Shri Vikram Singh R/o Kashi Naresh House Kashi Naresh Ki Gali Kila Gate No. 3 Gwalior City Distt. Gwalior (M.P.)
3-Details of the property to be mortgaged	Property of Proposed Residential Township "JHANSI AMPAIRE." to be develop on area 0.595 Hect i.e. 5945.96 Sq. Mtr. of Land Arazi No. 1903, 1934, 1936, 1937, 9138 & 1939 & 1940 & 1941 at Mouza Lahargird Tehsil & District Jhansi

Chandra Kumar Upadhyay
Ses. No. 11007/12 (S.C.P.)
Judges Compound, Jhansi
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As per title deed	East-Gwalior to Shivpuri National Highway West-Land of Thakur Sahav North-Land of Seller South-Boundary Wall Thakur Sahav
As per present position	East-Gwalior to Shivpuri National Highway West-Land of Thakur Sahav North-Land of Seller South-Boundary Wall Thakur Sahav Approved Lay Out Plan of Project "JHANSI AMPAIRE" is enclosed here with

INVESTIGATIONS :-

Details of the title deed / documents (including link deeds /Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document date of execution and details of registration)

From the perusal of aforesaid documents, and inspection of the records index book No.ii which are available in the office of Sub Registrar (Reg.) Jhansi for 30 preceding years in respect of the above mention property (land in question) it is found that The company **Sivanta Infratech through Designated Partner Shri Dhananjay Singh** has purchased Land Arazi No. 1903 & Arazi No. 1934, & Arazi No. 1936 & Arazi No. 1937 & Arazi No. 1938 & Arazi No 1939 & Arazi No 1940 & Arazi No 1941 Total land measuring area **0.595 Hect i.e. 5945.96 Sq Mtr** through following title deeds & chain of title & on which Project "**JHANSI AMPAIRE**" proposed to be built.

That Previously (1) Shri Veer Singh Yadav & (2) Shri Indra Singh & (3) Shri Bhagwat Singh Yadav Urf Bhagwan Singh had purchased Land Arazi No. 1903, 1934, 1936, 1937, 1938 & 1939 & 1940 & 1941 at Mouza Lahargird Tehsil & District Jhansi through four registered sale deeds in which first sale deed executed by Shri Govind Singh S/o Shri Paj Singh which is regd in Sub Registrar Office Jhansi Dist Jhansi in book no.1 Vol. no. 674 of pages 85-88 at sl. no. 2419 on dt. 19-11-1971 & second sale deed executed by Shri Pooran Singh S/o Shri Shivcharan which is regd.in Sub Registrar Office Jhansi Dist Jhansi in book no.1 Vol. no. 1151 of pages 315-316 at sl. no. 1523 on dt. 18-03-1986 & third sale deed executed by Shri Chandrabhan Gupta S/o Shri Kashi Prasad Nagariya which is regd in Sub Registrar Office Jhansi Dist Jhansi in book no.1 Vol. no. 1027 of pages 289-290 at sl. no. 4393 on dt. 22-11-1983 & Forth sale deed executed by Shri

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Govind Singh S/o Shri Paj Singh which is regd in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 708 of pages 10-12 at sl. no. 1910 on dt. 14-11-1973. Then (1) Shri Veer Singh Yadav & (2) Shri Indra Singh & (3) Shri Bhagwat Singh Yadav Urf Bhagwan Singh became Co-owners & Co-possessors of said Land Arazi Numbers & mutated their names in revenue record as owners.

Thereafter partition has been confirmed by Court S.D.O. Jhansi Suit No D2015063700658 Smt Kesh Kumari V/s Veer Singh & as per partitcn order 18-03-2020(1) Shri Veer Singh Yadav & (2) Shri Indra Singh & (3) Shri Bhagwat Singh Yadav Urf Bhagwan Singh got Land Arazi No. 1903, 1934, 1936, 1937, 1938 & 1939 & 1940 & 1941 total measuring area 1.300 Hect Mouza Lahargird Tehsil & District Jhansi.

Thereafter (1) Shri Veer Singh Yadav S/o Shri Ramdas & (2) Shri Indra Singh S/o Shri Shivcharan & (3) Shri Bhagwat Singh Yadav S/o Lt. Shri Ramdas executed a registered sale deed in favour **Sivanta Infratech through Designated Partner Shri Dhananjay Singh** & sold Land Arazi No. 1903 & 1934 & 1936 & 1937 & 1938 & 1939 & 1940 & 1941 Total area 0.595 Hect Out of area 1.300 Hect Mouza Lahargird Tehsil & Distt Jhansi to said Firm, which is regd in Sub Registrar Office Jhansi Distt Jhansi in book no.1 vol. no. 9905 of pages 259-274 at sl. no. 12396 on dt. 22-10-2022 & also a registered rectification deed executed by (1) Shri Veer Singh Yadav S/o Shri Ramdas & (2) Shri Indra Singh S/o Shri Shivcharan & (3) Shri Bhagwat Singh Yadav S/o Lt. Shri Ramdas executed a registered sale deed in favour **Sivanta Infratech through Designated Partner Shri Dhananjay Singh** through this rectification deed, mentioned Arazi Numbers & their sold areas particular & then **Sivanta Infratech through Designated Partner Shri Dhananjay Singh became owner & possessor of said Land** Land Arazi No. 1903 & 1934 & 1936 & 1937 & 1938 & 1939 & 1940 & 1941 Total area 0.595 Hect & mutated its name in revenue record as owner & which is recorded on its Khatouni Khata No 144 fasli year 1429 to 1434 Mouza Lahargird Tehsil & District Jhansi.

Thereafter **Sivanta Infratech through Designated Partner Shri Dhananjay Singh got a residential colony lay out plan for develop Project Known as Residential Township "JHANSI AMPAIRE."**

As such title of **Sivanta Infratech through Designated Partner Shri Dhananjay Singh** is clear. The ownership & possession of Property presently with it with having good title above it. As such the chain of title to the property is complete which is perfect and genuine.


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from the inspection of the index book no.ii Jhansi which were available in the office of Sub Registrar (Regn. Jhansi).

2- Whether certified copies have been obtained from the registrar office	Yes
3-Whether documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	Yes, after compared I have no doubt or suspicion .
4-Whether the registration particulars number & date and page particulars as given in the title deed shown to counsel tally with the particulars as stated in the records of the registrar's office ?	Yes
5- Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office ?	Yes
6- Whether the photographs of parties as affixed in conveyance deed /title deed tally with the photograph seen in the certified copy as obtained from the registrar's office ?	Yes
7- Whether contents of as given in the title deed tally verbatim with the contents as stated in the certified obtained from the registrar's office ? if not , variations be specified What is the effect ?	Yes
8-Whether the property has been muted in the name of the person offering the mortgage ?	Yes
9- Whether equitable mortgage can be created at the place where the branch disbursing the lone is situated ?	Yes
10. Whether there is any bar under any local for creation of the mortgage of the property to be mortgaged ? (in some states , there are legal restrictions on creation of the mortgage of agricultural property for non agricultural process)	No
11- Whether there are any restriction regarding sale of the property to be mortgaged ? (in some states , there are restrictions for sale of property to residents outside the state)	No
12- Whether all the approvals, clearance /sanctions required for creation of the mortgage have been obtained ? if not obtained . What are such sanctions approvals and clearances yet to be obtained?	Yes
13- Whether the property is ancestral /or under joint ownership or the minor is having interest in the property ? if so its effect there of.	N.A.
14- Whether the property to be mortgaged has been acquired under land Acquisition act,1894 ?	N.A.
15- Whether urban Land ceiling Act is applicable in the state where	N.A.


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 Chaitanya Prakash, Advocate
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the property is located ?	
16-In case of leasehold property whether permission /NOC from the lessor is required for creation of mortgage ? whether permission of the lessor /NOC is obtained ?	N.A.
17-What is the rate of sharing of unearned income with lessor in the event of sale of the property ?	N.A.
18- Whether copy of title deed favoring lessor (other than govt.) is made available to examine the validity of the lease ?	N.A.
19-Whether terms and conditions given in the lease deed have been complied with? if any condition is violated effect thereof.	N.A.
20-Whether any permission of Income Tax Authorities /Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax department ?	No
21- In respect of agriculture land. Whether land is declared surplus or under consolidation of holding ?	N.A.
22- Whether certified copies of revenue records has been obtained and examined to confirm that no dues are outstanding the mortgagor ? (Copies of revenue record be submitted to the bank while submitting the certificate of Title investigation)	Yes
23- Whether the mortgaged property is enforceable under "SARFAESI Act 2002 ?	Yes
24- Whether the owner' title valid , absolute, clear & marketable one ?	Yes
25- Based on the document available, Whether the owner' title is saleable ?	Yes
26- Based on the document available, Whether the owner' title is transferable ?	Yes

DATE - Dated- 25-10-2023

PLACE- JHANSI

CHANDRA KUMAR UPADHYAY


NAME OF THE COUNSELLOR
Judge Commission, Jhansi
Mob. 6009074261