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भुगतान पावती
उत्तर प्रदेश सरकार
निबन्धन कार्यालय - भुगतान पावती

आवेदन संख्या : 2202100201784
आवेदन तिथि : 24/06/2021
आवेदक का नाम : : Rajesh Kumar Gupta Advocate
मोबाइल संख्या : 9412165039

भुगतान का विवरण

भुगतान विधि : ई भुगतान
पंजीकरण राशि : 100
भुगतान तिथि : 24/06/2021
भुगतान पावती संख्या : 202100201462
प्रप्तकर्ता अधिकारी का नाम : योगेन्द्र कुमार .

(प्रप्तकर्ता अधिकारी का हस्ताक्षर) (आवेदक का हस्ताक्षर)

कार्यालय उपनिबंधक सदर द्वितीय आगरा जनपद आगरा

दस्तावेज संख्या : 2202100201784

प्रमाण संख्या : 22021002001435

भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)

श्री- Rajesh Kumar Gupta Advocate पुत्र- SRI RAMESH CHAND तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्रार्थना पत्र प्रस्तुत किया है।

सम्पत्ति ग्राम/मोहल्ला - पथौली, वार्ड/परगना- पथौली, आवासीय- M/s Rainbow nfra Housing Pvt. Ltd., office at Unit no. 12, 3ed floor Block-38/4-B, Friends Center, Sanjay Place, Agra through Director Mr. Mohit dadoo & Mrs. Mitali dadoo, Property khasra no. 240 area 0.311225 hect. of mauza Pathauli in project Prabhu Enclave, विवरण : Agra deed dt. 07.03.2013 Vol. 9538, pages 105/134 Sl. no. 2960 ,

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2010 से दिनांक 24/06/2021 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 26-06-2021

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँदे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा

आवेदन में दिये गए वर्णन से किसी दूसरे दंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: संदीप सकसैना

मिलान करने वाले निबन्धन लिपिक: संदीप सकसैना

उपनिबंधक सदर द्वितीय
आगरा

भुगतान पावती
उत्तर प्रदेश सरकार
निबन्धन कार्यालय - भुगतान पावती

आवेदन संख्या :	2202100201782
आवेदन तिथि :	24/06/2021
आवेदक का नाम :	Rajesh Kumar Gupta Advocate
मोबाइल संख्या :	9412165039

भुगतान का विवरण

भुगतान विधि :	ई भुगतान
पंजीकरण राशि :	100
भुगतान तिथि :	24/06/2021
भुगतान पावती संख्या :	202100201460
प्रप्तकर्ता अधिकारी का नाम :	योगेन्द्र कुमार .

(प्रप्तकर्ता अधिकारी का हस्ताक्षर) (आवेदक का हस्ताक्षर)

कार्यालय उपनिबन्धक

सदर द्वितीय

आगरा

जनपद

आगरा

संख्या : 2202100201783

प्रमाण संख्या : 22021002001434

**भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)**

श्री- Rajesh Kumar Gupta Advocate पुत्र- SRI RAMESH CHAND तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्रार्थना पत्र प्रस्तुत किया है।

सम्पत्ति ग्राम/मोहल्ला - पथौली, वार्ड/परगना- पथौली, आवासीय- M/s Rainbow Infra Housing Pvt. Ltd., office at Unit no. 12, 3ed floor, Block no. 38/4-B, Friends Center, Sanjay place, Agra through Director Mr. Mohit dadoo & Mrs. Mitali dadoo, Property khasra no. 240 area 0.311225 hect. of Mauza Pathauli, in project Prabhu
विवरण : Enclave, Agra Deed dt. 07.03.2013 vol. 9538, pages 1/30, sl. no. 2958 ,

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2010 से दिनांक 24/06/2021 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 26-06-2021

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूढ़े गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा

आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

प्राशकता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **संदीप सक्सैना**

लान करने वाले निबन्धन लिपिक: **संदीप सक्सैना**

उपनिबन्धक सदर द्वितीय
आगरा

भुगतान पावती
उत्तर प्रदेश सरकार
निबन्धन कार्यालय - भुगतान पावती

आवेदन संख्या : 2202100201783
आवेदन तिथि : 24/06/2021
आवेदक का नाम : : Rajesh Kumar Gupta Advocate
मोबाइल संख्या : 9412165039

भुगतान का विवरण

भुगतान विधि : ई भुगतान
पंजीकरण राशि : 100
भुगतान तिथि : 24/06/2021
भुगतान पावती संख्या : 202100201461
प्रप्तकर्ता अधिकारी का नाम : योगेन्द्र कुमार .

(प्रप्तकर्ता अधिकारी का हस्ताक्षर) (आवेदक का हस्ताक्षर)

पीलीय उपनिबन्धक सदर द्वितीय आगरा जनपद आगरा

ख्या : 2202100201786

प्रमाण संख्या : 22021002001436

भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)

श्री- Rajesh Kumar Gupta Advocate पुत्र- SRI RAMESH CHAND तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति ग्राम/मोहल्ला - पथौली, वार्ड/परगना- पथौली, आवासीय- M/s Rainbow Infra Housing Pvt. Ltd., office at Unit no. 12, 3ed floor, Block no. 38/4-B, Friends Center, Sanjay Place, Agra through Director Mr. Mohit dadoo & Mrs. Mitali Dadoo, Property khasra no. 240, area 0.311225 hect., mauza Pathauli in project Prabhu
विवरण : Enclave, Agra Deed dt. 18.05.2013 vol. no. 9770, pages 373/402, sl. no. 6595 ,

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2010 से दिनांक 24/06/2021 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 26-06-2021

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँदे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा

आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: संदीप सकसैना

मिलान करने वाले निबन्धन लिपिक: संदीप सकसैना

उपनिबन्धक सदर द्वितीय
आगरा

भुगतान पावती
उत्तर प्रदेश सरकार
निबन्धन कार्यालय - भुगतान पावती

आवेदन संख्या : 2202100201787
आवेदन तिथि : 24/06/2021
आवेदक का नाम : : Rajesh Kumar Gupta Advocate
मोबाइल संख्या : 9412165039

भुगतान का विवरण

भुगतान विधि : ई भुगतान
पंजीकरण राशि : 100
भुगतान तिथि : 24/06/2021
भुगतान पावती संख्या : 202100201464
प्रप्तकर्ता अधिकारी का नाम : योगेन्द्र कुमार .

(प्रप्तकर्ता अधिकारी का हस्ताक्षर) (आवेदक का हस्ताक्षर)

कार्यालय उपनिबंधक सदर द्वितीय आगरा जनपद आगरा

निवेदन संख्या : 2202100201782

प्रमाण संख्या : 22021002001433

भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)

श्री- Rajesh Kumar Gupta Advocate पुत्र- SRI RAMESH CHAND तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्रार्थना पत्र प्रस्तुत किया है।

सम्पत्ति : ग्राम/मोहल्ला - पथौली, वार्ड/परगना- पथौली, आवासीय- M/s Rainbow Infra Housing Pvt. Ltd., office at Unit no. 12, 3ed floor, Block no. 38/4-B, Friends Center, Sanjay Place, Agra through Director Mr. Mohit Dadoo & का Mrs. Mitali Dadoo, Property khasra no. 236 area 4280 sq. mtr., mauza Pathauli, Agra project name Prabhu विवरण : Enclave, Agra East-others property, est-property kh. no. 239, North- Road 3.0 mtr. wide South- others property deed dt. 14.08.2013 Vol. no. 10003, pages 357/476, sl. no.10507 ,

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2010 से दिनांक 24/06/2021 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 26-06-2021

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँदे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा

आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: संदीप सकसेना

मिलान करने वाले निबन्धन लिपिक: संदीप सकसेना

उपनिबंधक सदर द्वितीय
आगरा

भुगतान पावती
उत्तर प्रदेश सरकार
निबन्धन कार्यालय - भुगतान पावती

आवेदन संख्या : 2202100201786
आवेदन तिथि : 24/06/2021
आवेदक का नाम : : Rajesh Kumar Gupta Advocate
मोबाइल संख्या : 9412165039

भुगतान का विवरण

भुगतान विधि : ई भुगतान
पंजीकरण राशि : 100
भुगतान तिथि : 24/06/2021
भुगतान पावती संख्या : 202100201463
प्रप्तकर्ता अधिकारी का नाम : योगेन्द्र कुमार .

(प्रप्तकर्ता अधिकारी का हस्ताक्षर) (आवेदक का हस्ताक्षर)

भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)

श्री- Rajesh Kumar Gupta Advocate पुत्र- SRI RAMESH CHAND तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति ग्राम/मोहल्ला - पथौली, वार्ड/परगना- पथौली, आवासीय- M/s Rainbow Infra Housing Pvt. Ltd. office at Unit no. 12, 3ed floor, Block no. 38/4-B, Friends Center, Sanjay Place, Agra through director Mr. Mohit Dadoo & Mrs. Mitali Dadoo, Property khasra no. 240, area 0.311225, mauza Pathauli in project Prabhu Enclave, विवरण : agra Deed dt. 22.04.2013 vol. no. 9700, pages 19/48, sl. no. 5370 ,

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2010 से दिनांक 24/06/2021 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 26-06-2021

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँडे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा

आवेदन में दिये गए वर्णन से किसी दूसरे दंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: संदीप सक्सैना

मेलान करने वाले निबन्धन लिपिक: संदीप सक्सैना

उपनिबन्धक सदर द्वितीय
आगरा

भुगतान पावती
उत्तर प्रदेश सरकार
निबन्धन कार्यालय - भुगतान पावती

आवेदन संख्या :	2202100201790
आवेदन तिथि :	24/06/2021
आवेदक का नाम ::	Rajesh Kumar Gupta Advocate
मोबाइल संख्या :	9412165039

भुगतान का विवरण

भुगतान विधि :	ई भुगतान
पंजीकरण राशि :	100
भुगतान तिथि :	24/06/2021
भुगतान पावती संख्या :	202100201465
प्रप्तकर्ता अधिकारी का नाम :	योगेन्द्र कुमार .

(प्रप्तकर्ता अधिकारी का हस्ताक्षर) (आवेदक का हस्ताक्षर)

कार्यालय उपनिबंधक

सदर द्वितीय

आगरा

जनपद

आगरा

दस्तावेज संख्या : 2202100201790

प्रमाण संख्या : 22021002001438

**भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)**

श्री- Rajesh Kumar Gupta Advocate पुत्र- SRI RAMESH CHAND तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति ग्राम/मोहल्ला - पथौली, वार्ड/परगना- पथौली, आवासीय- M/r Rainbow Infra Housing Pvt. Ltd., office at Unit no. 12, 3ed floor, Block no. 38/4-B, Friends Center, Sanjay Place, Agra through director Mr. Mohit dadoo & Mrs. Mitali dadoo, Property khasra no. 239, area 0.62075 hect., Mauza Pathauli, in project Prabhu
का
विवरण : Enclave, Agra deed dt. 27.02.2013 vol. no. 9511, pages 191/244, sl. no. 2486 ,

मैं एतद्वारा प्रमाणित करता हूँ कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2010 से दिनांक 24/06/2021 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 26-06-2021

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँदे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा

आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **संदीप सक्सेना**

मिलान करने वाले निबन्धन लिपिक: **संदीप सक्सेना**

उपनिबंधक **सदर द्वितीय**
आगरा

RAJESH KUMAR GUPTA

16- Natraj Wing, Civil Court, Agra
E-Mail- advocateraj5@gmail.com

Panel Advocate- State Bank of India, Bank of India

Advocate

Res. 1- BMJ Compound,
Lohamandi Road,
Bodla, Agra
Mob. 9412165039
9760291910

To:
The Chief Manager
S.B.I., SME
Nunihal, Agra

Date:- 26.06.2021

Annexure- B: Report of Investigation of Title in respect of immovable Property

1	a. Name of the Branch/Business Unit/Office seeking opinion	State Bank Of India, Agra			
	b. Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	SBI SME, Nunihal, Agra			
	c. Name of the borrower				
2	a. Name of the unit/concern/company/person offering the property/(ies) as security.	M/s Rainbow Infra Housing Pvt. Ltd., M/s Rainbow Infra Housing Pvt. Ltd., A-6, karmyogi Enclave Kamla Nagar, Agra present add:- Unit no. 12, 3ed floor, Block- 38/4-B, Friends Center, Sanjay Place, Agra through present Director Mr. Mohit Dadoo S/o S.P. Dadoo & Mrs. Mitali Dadoo			
	b. Constitution of the unit/concern/person/body/ authority offering the property for creation of charge.	Private Limited Company			
	c. State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.	Owner/Borrower			
3	Complete or full description of the immovable property/(ies) offered as security including the following details	Dwelling Units/plots in the project Sarita Dham (old name Prabhu Enclave) Khasra no. 236, 239(part), 240 Mauza- Pathauli, Agra (Total Area 22938.50 Sq. Mtrs.).			
	a. Survey No.	As above			
	b. Door/House No. (in case of house property)	As above			
	c. Extant/area including plinth/built up area in case of house property	NA			
	d. Location like name of the place, Village, City, registration, sub-district.	Khasra no. 236, 239(part), 240 Mauza- Pathauli, Agra			
4	a. Particulars of the documents scrutinized serially and chronologically				
	b. Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals of certified extracts from the registering/land/revenue/other authorities be examined.	Please see the annexure-1			
	Sl. No.	Date			
	Name/Nature of the document	Original/certified copy/ extract /Photo copy etc.			
	In case of copies, whether the original was scrutinized by advocate				
	1.	14.08.13	Registered Sale deed	Original	Verified from original
	2.	18.01.06	Registered Sale deed	Photo copy	Verified from original
	3.	06.10.04	Registered Sale deed	Photo copy	Verified from original
	4.	27.02.13	Registered Sale deed	Photo copy	Verified from original
	5.	04.06.04	Two Registered Sale deed	Photo copy	Verified from original
	6.	07.03.13	Two Registered Sale deed	Photo copy	Verified from original
	7.	22.04.13	Registered Sale deed	Photo copy	Verified from original
	8.	18.05.13	Registered Sale deed	Photo copy	Verified from original
	9.	07.08.13	Lay out plan	Photo copy	No
5.	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?	No, registered documents are verified from Sub-registrar office Agra.			
6.	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?	No, only manual records are available			
	b. If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	NA			
	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?				
7.	a. Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar, Agra			

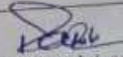
b. Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices?	No
c. Whether searches has been made at all the offices named at (B) above?	Yes, Concerned Sub-Registrar II office Agra.
d. Whether the searches in the offices of registering authorities, or any other records reveal registration of multiple title documents in respect of the property in question?	No
8. 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. And whenever 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)	Please see the annexure-1
9. Nature of title of the intended Mortgagor over the Property (whether full ownership rights Leasehold Rights, Occupancy/Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Full ownership right and after execution and registration of sale deed of particular unit in favor of intending mortgagor(s) /borrower(s), he/she will have rights.
10. If Leasehold, Whether	
a. lease deed is duly stamped and registered	No
b. lessee is permitted to mortgage the leasehold right	NA
c. duration of the lease/unexpired period of lease.	NA
d. if, a sub-lease, check the lease deed in favor of lessee as to whether lease deed permits sub-leasing and mortgage by sub-lessee also.	NA
e. Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	NA
f. Right to get renewal of the leasehold rights and nature thereof.	NA
11. If Govt. grant/allotment/Lease-cum/Sale Agreement, whether, Grant/agreement etc. provided for alienable rights to the mortgagor with or without conditions,	No
The mortgagor is competent to create charge on such property.	NA
Whether any permission from Govt. or any other Authority is required for creation of mortgage and if so whether such valid permission is available.	NA
12. If occupancy right, whether,	
a. such right is heritable and transferable,	No
b. mortgage can be created.	NA
13. 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.	NA
14. If the property has been transferred by way of Gift/Settlement Deed, whether:	No
a. The Gift/Settlement Deed is duly stamped and registered;	NA
b. The Gift/Settlement Deed has been attested by two witness;	NA
c. The Gift/Settlement Deed transfers the property to Donee;	NA
d. Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions;	NA
e. Whether there is any restriction on the Donor is executing the Gift/Settlement deed in question.	NA
f. Whether the donee is in possession of the gifted property.	NA
g. Whether any life interest is reserve for the donor or any other person and whether there is a need for any other person to join the creation of the mortgage?	NA
h. Any other aspect affecting the validity of the title deed passed through the gift/settlement deed.	NA
15. a. In case of partition/family settlement deed, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	NA
b. Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	NA
c. Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	NA
d. In respect of partition by decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with.	NA

[Signature]

15.	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	NA
16.	Whether the title documents included any testamentary documents/wills?	NA
	a. In case of wills, whether the will is registered will or unregistered will?	NA
	b. Whether will in the matter needs mandatory probate and if so whether the same is probated by a competent court?	NA
	c. Whether the property is mutated on the basis of will?	NA
	d. Whether the original will is available?	NA
	e. Whether the original death certificate of the testator is available?	NA
	f. What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (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.)	NA
17.	a. Whether the property is subject to any wakf rights?	No
	b. Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	NA
	c. Precautions/permissions, if any in respect of the above cases for creation of mortgage?	NA
18.	a. Where the property is a HUF/joint family property, 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 members etc.	No
	b. Please also comment on any other aspect which may adversely affect the validity of security in such cases?	NA
19.	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 authorizes the mortgage of the property?	NA
	c. If so additional precautions/permissions to be obtained for creation of valid mortgage?	NA
	d. Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	NA
20.	a. If the property is agricultural land, whether the local laws permit mortgage of agriculture land and whether there are any restrictions for creation/enforcement of mortgage.	NA
	b. In case of agriculture property other relevant records/documents as per local laws, if any to be verified to ensure the validity of the title and right to enforce the mortgage?	NA
	c. In case of conversion of agriculture land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	NA
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agriculture Laws, weaker sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental clearance etc.)	NA
22.	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.	NA
23.	a. Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b. If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	NA
	c. Whether the title documents have any court seal/markings which points out any litigation/attachment/security to court in respect of the property in question? In such case please comment on such seal/markings?	No
24.	a. In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	NA
	b. Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	NA
	c. Whether the person(s) creating mortgage has/have Authority to create mortgage for and on behalf of the firm.	NA
25.	Whether the property belongs to a Limited Company, check the Borrowing	Yes, fresh Board resolution and ROC search

	powers, board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the company Registrar (ROC), Articles of Association/provision for common seal etc.	to be obtained
26	In case of Societies, Association, the required Authority/Power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	NA
27.	a. Whether the POA is involved in the chain of title?	NO
	b. 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 document and hence it has created an interest in favor of the builder/developer and as such is irrevocable as per law.	NA
	c. In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the builder viz. Companies/Firm/Individual or proprietary concern in favor of their Partners/Employees/Authorized representatives to sign Flat allotment Letters, NOCs, Agreements of sale, Sale Deeds, etc. in favor of buyers of flats/units (Builder's POA) or (ii) other type of POA (common POA)	NA
	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.	NA
	e. In case of common POA (i.e. POA other than Builder's POA). Please clarify the following clauses in respect of POA. I. Whether the original POA is verified and the title investigation is done on the bases of original POA? II. Whether the POA is registered one? III. Whether the POA is a special or general one? IV. Whether the POA contains a specific Authority for execution of title documents in question?	NA
	f. Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question?	NA
	g. Please comment on the genuineness of POA?	NA
	h. The unequivocal opinion on the enforceability and validity of the POA.	NA
28.	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 place, where it is executed.	NA
29	If the property is a flat/ apartment or residential/ commercial complex, check and comment on the following a. Promoter's/Land owner's title to the land/buildings b. Development Agreement/power of Attorney c. Extent of Authority of the Development/ builder; d. Independent title verification of the Land and/ or building in question. e. Agreement for sale (duly registered) f. Payment of proper stamp duty; g. Requirement of registration of sale agreement, development agreement, POA etc; h. Approval of building plan, permission of appropriate/ local Authority etc. i. Conveyance in favor of Society/ Condominium concerned; j. Occupancy certificate/ allotment letter/letter of possession. k. Membership details in the society etc; l. Share Certificates; m. No objection Letter from the Society; n. All legal requirements under the local/municipal laws, regarding ownership of flat/ Apartments/Building Regulations, Development Control Regulation, co-operative Societies Laws etc. o. Requirement for noting the Bank charges on the records of the Housing Society, if any; p. If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any q. Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	It is group housing complex. Yes Yes As developer/builder Yes NA NA NA Yes NA NA NA NA NA NA Yes NA Yes Yes NA
30	Encumbrance, Attachments and/or claims whether of Government, Central of State or other Local authorities of Third party, Lines etc. and details thereof.	2006 to 2021
31	The period covered under the Encumbrances Certificate and the name of the person in shows favor the encumbrance is created and if so, satisfaction of charge, if any	NA
32	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid what remedy?	NA

a. Urban land ceiling clearance, whether required and if so, details thereon.	NA
b. Whether No Objection Certificate under the Income Tax Act is required/obtained.	NA
34 Details of RTC extracts/mutation extracts/khata extract pertaining to the property in question.	NA
35 Whether the name of mortgagor is reflected as owner in the revenue/ municipal/ village records?	Yes.
36 a. Whether the property offered as security is clearly demarcated? b. Whether the demarcation/partitions of the property is legally valid? c. Whether the property has clear access as per documents?	
37 Whether the property can be identified from the following documents, and discrepancy/ doubtfully circumstances, if any revealed on such scrutiny? 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;	Property is open land and in title documents no boundaries describe as such boundaries is to verified by valuer and to be confirm by bank
38 In respect of the boundaries of the property, whether there is a difference/ discrepancy in any of the title documents or any other documents (such as valuation report, utility bills etc.) or their actual current boundary/ if so please elaborate/ comment on the same.	No
39 If the valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said documents and that in the title deeds.	Yes- Approval of layout plan dated 07.06.2021 vide file no. ADA/LD/20-21/0492 from Agra Development Authority.
40 Any bar/restriction for creation of mortgage under any local or special enactment, detail of proper registration of documents/ payment of proper stamp duty etc.	No
41 Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
42 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 the regard.	NA
43 Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	NA
44 Additional aspects relevant for investigations of title as per local laws.	No
45 Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	
46 The specific persons who are required to create mortgage/to deposit documents creation mortgage.	Above said M/s Rainbow Infra Housing Pvt. Ltd., through authorized signatory Mr. Mohit Dadoo.
47 Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	Yes
Whether the project is regd. with the Real Estate Regulatory Authority?	No
If so, the details of such registration are to be furnished.	
Whether the regd. agreement for sale as prescribed in the above Act/Rules there under is executed?	NA
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?	No


Signature of the Advocate

Date: 26.06.2021
Place: Agra

Annexure- C CERTIFICATE OF TITLE on basis of Original the title deeds

I have examined the original regd. sale deeds, Khatauni, Khasra and inspect the revenue record related to the project "Sarita Dham (old name Prabhu Enclave)", the builder Rainbow Infra Housing Pvt. Ltd. is owner of land of project area 22398.50 Sq. Mtr. on which the project Sarita Dham (old name Prabhu Enclave) is developed and that the documents of title referred to in the opinion are valid evidence of Right, title and interest and have clear marketable title over the property and thereafter if the said Equitable Mortgage is created, it will satisfy the requirements of creation Equitable Mortgage and I further certify that:

1. I have examined the Documents in details, taking into account all the Guideline in the check list vide Annexure- B and the other relevant factors and undertake to re-examine the original title deeds as and when produced and
2. 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) Officer(s) revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Register 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 of by my agent in making search.
3. Following scrutiny of Land Records/Revenue Records and 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.
4. There are no prior Mortgage / charges / Encumbrance whatsoever as could be seen from the encumbrance certificate for the period from 2006 to 2021 pertaining to the immovable property/ (ies) covered by above said Title Deeds. The property is free from all encumbrances.
5. 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) NA
6. Minor(s) and his/their interest in the property/ (ies) is to the extent of Nil (Specify the share of the Minor with Name) (not applicable)
7. The Mortgage if created will be available to the Bank for the Liability of the intending purchaser of the flat/Unit in the project of "Sarita Dham (old name Prabhu Enclave)".
8. I certify that intending purchaser of the flat/Unit in the project of "Sarita Dham (old name Prabhu Enclave)" will 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.
9. In case of creation of Mortgages by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable Mortgage.

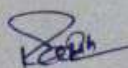
- a. Original regd. sale deed dt. 14.08.13 executed by Sri Nemi Chand Gupta in favor of Rainbow Infra Housing Pvt. Ltd. Agra.
- b. Original regd. sale deed dt. 18.01.06 executed by Maa Bhagwati Gramin Sahkari Awas Samiti Ltd. in favor of Sri Nemi Chand Gupta.
- c. Original regd. sale deed dt. 06.10.04 executed by Sri Satya Pal Singh in favor of Maa bhagwati Gramin Sahkari Awas Samiti Ltd..
- d. Original regd. sale deed dt. 27.02.13 executed by Sri Nemi Chand Gupta & Sri Manoj Kumar Agrawal in favor of Rainbow Infra Housing Pvt. Ltd. Agra.
- e. Original two regd. sale deed dt. 04.06.04 executed in favor of Sri Nemi Chand Gupta & Sri Manoj Kumar Agrawal doc no. 3425 & 3426.
- f. Original two regd. sale deed dt. 07.03.13 executed by Sri Nemi Chand Gupta & Sri Manoj Kumar Agrawal in favor of Rainbow Infra Housing Pvt. Ltd. Agra doc no. 2958, 2960.
- g. Original regd. sale deed dt. 22.04.13 executed by Sri Nemi Chand Gupta & Sri Manoj Kumar Agrawal in favor of Rainbow Infra Housing Pvt. Ltd. Agra.
- h. Original regd. sale deed dt. 18.05.13 executed by Sri Nemi Chand Gupta & Sri Manoj Kumar Agrawal in favor of Rainbow Infra Housing Pvt. Ltd. Agra.
- i. Extract of khatauni of khasra no. 236, 239, 240 Mauza Pathauli, Agra.
- j. Copy of ROC certificate, Memorandum of Association and Articles of Association.
- k. Copy of Board Resolution.
- l. Copy of approved lay out plan on the land khasra no. 236,239,240 Mauza pathauli, Agra.
- m. Fresh affidavit regarding list of sold and unsold plots/units.
- n. Original sale deed subsequently to be executed in favor of intending buyer of Flat/Unit.

10. There are no legal impediments for creation of the Mortgage under any applicable law/Ruels in force.

SCHEDULE OF THE PROPERTY/IES

Flats/Units as group housing/plots/houses project known as "Sarita Dham (old name Prabhu Enclave)" is being developed on the land Khasra no. 236, 239(oart), 240 mauza Pathauli, Agra (Total Area 22398.50 Sq. Mtrs.)

Place: Agra
Date: 26.06.2021


Signature of the Advocate