

TITLE SEARCH REPORT

Date: 23.09.2024

- 1. Name of the Property Owner/s: Ratan Kumar Agrawal S/O Lal Ji Agrawal**
- 2. Description of the Property (with Boundaries): Plot No. 2407, Area. 1022.55 Square meter; Plot No. 2408, area-249.99 square meters; Plot No. 2411, area-217.25 square meters; Plot No. 2412, area-511.50 square meters; Plot No. 2409, area-1401.48 square meters; All Plots situated in village- Sherdeeh, Tehsil- Phoolpur, District Prayagraj and Plot No. 56Kha/3, area-168 square meters, situated in Village- Rahimapur, Teshil- Phoolpur, District- Prayagraj; Total Area: 3570.77 square meters and bounded as below:
Boundaries as per Builder Agreement deed is as under:
East – 28 Meter Road & Part of Arazi No. 56KHA/3 Gram Rahimapur & After Arazi No. 2408,2411& 2412 Sherdeeh
West – Part of Arazi No. 2407&2409 Sherdeeh
North – Part of Arazi No. 2407& part of Arazi No. 2408, 2411 & 2412 Sherdeeh
South – Arazi No. 2410& Part of Arazi No. 2408,2411&2412 Sherdeeh Boundary wall Phool Chandra singh**

3. Nature / Status of the Property: Residential

4. Type of Property:

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL OPINION: (SPECIFY THE DOCUMENTS ARE ORIGINAL OR XEROX)

Search receipt of 13 years

1. Photo Copy of Sale deed dated 11.04.2018 executed by Shailendra Singh S/O Prithivipal Singh in favour of Ratan Kumar Agrawal S/O Lal Ji Agrawal, Doc No. 3426. Area – 155.75 Sq Meter
2. Photo Copy of Sale deed dated 11.04.2018 executed by Shailendra Singh S/O Prithivipal Singh in favour of Ratan Kumar Agrawal S/O Lal Ji Agrawal, Doc No. 3427. Area – 170.50 Sq Meter.
3. Photo Copy of Sale deed dated 03.06.2021 executed by Shailendra Singh S/O Prithivipal Singh in favour of Ratan Kumar Agrawal S/O Lal Ji Agrawal, Doc No. 4185. Area – 1254 Sq Meter.



4. Photo Copy of Sale deed dated 02.12.2022 executed by Shailendra Singh S/O Prithivipal Singh in favour of Ratan Kumar Agrawal S/O Lal Ji Agrawal, Doc No. 13551. Area – 147.48 Sq Meter.
5. Photo Copy of Sale deed dated 20.06.2022 executed by Poonam Mishra W/O Sunil Kumar Mishra in favour of Ratan Kumar Agrawal S/O Lal Ji Agrawal, Doc No. 6378. Area – 1022.55 Sq Meter.
6. Photo Copy of Sale deed dated 07.06.2022 executed by Ruchi Singh W/O Dr. Vipin Singh and Dr. Vipin Singh S/O Late Jai Prakash Singh in favour of Ratan Kumar Agrawal S/O Lal Ji Agrawal, Doc No. 5847. Area – 168 Sq Meter.
7. Photo Copy of Sale deed dated 10.06.2022 executed by Rajrani W/O Anil Kumar Singh and Stuti Singh D/O Late Anil Kumar Singh in favour of Ratan Kumar Agrawal S/O Lal Ji Agrawal, Doc No. 5974. Area – 325.92 Sq Meter.
8. Photo Copy of Agreement to sale dated 27.10.2021 executed by Ajeet Singh S/O Prithivipal Singh in favour of Ratan Kumar Agrawal S/O Lal Ji Agrawal, Doc No. 10299. Area – 325.92 Sq Meter
9. Photo Copy of Sale deed dated 10.06.2022 executed by Ajeet Singh S/O Prithivipal Singh in favour of Ratan Kumar Agrawal S/O Lal Ji Agrawal, Doc No. 5973. Area – 325.92 Sq Meter.
10. Photo Copy of Builder Agreement dated 09.05.2024 executed between Ratan Kumar Agrawal S/O Lal Ji Agrawal and M/S Brand marketers through its proprietor Sajid Hussain Siddiqui S/O Sadique Hussain Siddiqui, Doc No. 5423. Area – 3570.77 Sq Meter.
11. Photo Copy of Khatauni of Arazi No. 56Kha/3.
12. Photo Copy of Khatauni of Arazi No. 2408, 2411.
13. Photo Copy of Khatauni of Arazi No. 2412.
14. Photo Copy of Akar Patra 41.
15. Photo Copy of Akar Patra 45.

PART III: FLOW OF TITLE OF PROPERTY: (HISTORY OF TITLE)

1. That I have inspected the records of this case in the office of Sub Registrar, Tehsil – Phoolpur, Prayagraj for 13 years from 2010 to 2024 and the subject property is free from all charges and encumbrances.
2. That the subject property originally belonged to Shailendra Singh, Ajeet Singh and Anil Kumar Singh S/O Prithivipal Singh (**Owner of Arazi No. 2408,2411,2412,2409**) as per Akar Patra 23.
3. That thereafter Shailendra Singh S/O Prithivipal Singh (**of Arazi No. 2408,2411**) sold the property in favour of Ratan Kumar Agrawal S/O Lal Ji Agrawal vide Sale deed dated 11.04.2018 which is duly registered in Bahi No. I, Zild No. 6717, Page No. 123 to 150, Sl No.3426. Area : 155.75 Sq Meter.
4. That thereafter Shailendra Singh S/O Prithivipal Singh (**of Arazi No. 2412**) sold the property in favour of Ratan Kumar Agrawal S/O Lal Ji Agrawal vide Sale deed dated 11.04.2018 which is duly registered in Bahi No. I, Zild No. 6717, Page No. 151 to 180, Sl No.3427. Area : 170.50 Sq Meter.

BRAND MARKETEERS

Sajid Hussain Siddiqui
Proprietor

Somendra Srivastava
SOMENDRA SRIVASTAVA
ADVOCATE
HIGH COURT, ALLAHABAD

5. That thereafter Shailendra Singh S/O Prithivipal Singh (of Arazhi No. 2409) sold the property in favour of Ratan Kumar Agrawal S/O Lal Ji Agrawal vide Sale deed dated 03.06.2021 which is duly registered in Bahi No. I, Zild No. 8551, Page No. 49 to 68, SI No.4185. Area : 1254 Sq Meter.
6. That thereafter Shailendra Singh S/O Prithivipal Singh (of Arazhi No. 2409) sold the property in favour of Ratan Kumar Agrawal S/O Lal Ji Agrawal vide Sale deed dated 02.12.2022 which is duly registered in Bahi No. I, Zild No. 9474, Page No. 309 to 326, SI No.13551. Area : 147.48 Sq Meter.
7. That thereafter Anil Kumar Singh S/O Prithivipal Singh died and the property devolved upon Rajrani W/O Late Anil Kumar Singh and Stuti Singh D/O Late Anil Kumar Singh vide order dated 19.07.2021 as per Khatauni.
8. That thereafter Rajrani W/O Late Anil Kumar Singh and Stuti Singh D/O Late Anil Kumar Singh (of Arazhi No. 2411, 2412, 2408) sold the property in favour of Ratan Kumar Agrawal S/O Lal Ji Agrawal vide Sale deed dated 10.06.2022 which is duly registered in Bahi No. I, Zild No. 9167, Page No. 375 to 392, SI No.5974. Area : 325.92 Sq Meter.
9. That thereafter Ajeet Singh S/O Prithivipal Singh (of Arazhi No. 2411, 2412, 2408) executed agreement to sale in favour of Ratan Kumar Agrawal S/O Lal Ji Agrawal vide Agreement to sale dated 27.10.2021 which is duly registered in Bahi No. I, Zild No. 8808, Page No. 315 to 332, SI No.10299. Area : 325.92 Sq Meter.
10. That thereafter Ajeet Singh S/O Prithivipal Singh (of Arazhi No. 2411, 2412, 2408) sold the property in favour of Ratan Kumar Agrawal S/O Lal Ji Agrawal vide Sale deed dated 10.06.2022 which is duly registered in Bahi No. I, Zild No. 9167, Page No. 357 to 374, SI No.5973. Area : 325.92 Sq Meter
11. That the subject property originally belonged to Poonam Mishra W/O Sunil Kumar Mishra (Owner of Arazhi No. 2407) as per Akar Patra 23.
12. That thereafter Poonam Mishra W/O Sunil Kumar Mishra (of Arazhi No. 2407) sold the property in favour of Ratan Kumar Agrawal S/O Lal Ji Agrawal vide Sale deed dated 20.06.2022 which is duly registered in Bahi No. I, Zild No. 9184, Page No. 295 to 310, SI No.6378. Area : 1022.55Sq Meter.
13. That the subject property originally belonged to Vijay Bharat S/O Late Ram Dabar Ram (Owner of Arazhi No. 56Kha/3) since fasali year 1391 as per Khatauni fasali year 1426 to 1431.
14. That thereafter Vijay Bharat S/O Late Ram Dabar Ram (of Arazhi No. 56Kha/3) sold the property in favour of Ruchi Singh W/O Dr. Vipin Singh vide Sale deed dated 07.06.2018, Area : 307 Sq Meter.
15. That thereafter Vijay Bharat S/O Late Ram Dabar Ram (of Arazhi No. 56Kha/3) sold the property in favour of Dr. Vipin Singh S/O Late Jai Prakash Singh vide Sale deed dated 07.06.2018, Area : 307 Sq Meter.
16. That thereafter Ruchi Singh W/O Dr. Vipin Singh and Dr. Vipin Singh S/O Late Jai Prakash Singh (of Arazhi No. 56Kha/3) sold the property in favour of Ratan Kumar Agrawal S/O Lal Ji Agrawal vide Sale deed dated 07.06.2022 which is

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Proprietor

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SOMIL SRIVASTAVA
ADVOCATE
HIGH COURT, ALLAHABAD

duly registered in Bahi No. I, Zild No. 9162, Page No. 153 to 170, Sl No.5847.
Area : 168 Sq Meter.

17. That thereafter Ratan Kumar Agrawal S/O Lal Ji Agrawal mutated his name in the record of Tehsil.
18. On the basis of available records Ratan Kumar Agrawal S/O Lal Ji Agrawal is the absolute owner of the subject property.
19. That thereafter Ratan Kumar Agrawal S/O Lal Ji Agrawal interred in a Builder agreement with M/S Brand marketers through its proprietor Sajid Hussain Siddiqui S/O Sadique Hussain Siddiqui vide Builder agreement dated 09.05.2024 which is duly registered in Bahi No. I, Zild No. 10409, Page No. 303 to 340, Sl No.5423.
Area : 3570.77 Sq Meter.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

The aforesaid title deed establishes the perfect title. At **present** Ratan Kumar Agrawal S/O Lal Ji Agrawal is the registered owner of the property in question having a valid and enforceable title over the subject property.

PART V: OTHER PROVISIONS:

5.01	Whether provisions of Urban Land Ceiling Act are applicable?	No. the said act has been repealed w.e.f. 18.03.1999.
5.02	Whether property to be given as security is subject to any minor's claim/share?	No
5.03	Whether the property is attached by any revenue and tenancy regulation?	No
5.04	Whether the user land has been converted under the revenue law?	The property of bhumidhari land
5.05	Whether up to date tax / land revenue has been paid on the property?	Yes
5.06	Whether all original documents for last 13 years have been scrutinized by the branch?	No. all original documents are required to be scrutinized prior to disbursement.
5.07	Whether requires documents are available for creating mortgage?	Only photocopy of documents mentioned in Part-II are available.
5.08	Whether all previous owners had the right / competency of transfer the property?	Yes
5.09	Whether proposed mortgage by deposit of title deeds are possible?	Yes
5.10	Whether the property is lease land? If yes then what is the tenure of the lease?	Not applicable
5.11	Whether the land is Adivasi (tribal) land?	No
5.12	Whether the land /property are joint family property?	No
5.13	Whether SARFAESI Act applicable?	Yes

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SOMIL SRIVASTAVA
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HIGH COURT, ALLAHABAD

5.14	Is the land/property/flat is subject to any reservations/acquisitions/requisitions?	No
5.15	Whether the property has been transferred/ to be transferred by a P.O.A. holder of the original land owner in favour of the loan application?	Not applicable
5.16	Whether P.O.A. holder of original land owner has/ had authority under P.O.A.?	Not applicable
5.17	Whether the said P.O.A. as recorded in 5.12 is registered?	Not applicable
5.18	Whether the land / property is joint family property?	No
5.19	Whether any prior permission /NOC /consent required from any Authority to mortgage the Property (Authority may be Govt. / Municipal Corporation / Land Development Authority / Industrial Development Authority / Society etc.). If permission is required, specify the name of the authority from whom permission/NOC is required and list all permission/ No objection required	No
5.20	Whether any permission / consent is required to sell the property upon invocation of the mortgage. If so, indicate the Authority from whom the permission is required; Indicative Time line to obtain such permission; and any premium payable to the Authority upon such transfer	No
5.21	Whether Search Report is obtained and submitted? Search Report Details: - 2024021017591 Search Conducted Years: 1994 to 2024 Name of the Advocate / Searcher: Somil Srivastava Search Report Date :20.09.2024 Note :	Yes
5.22	Whether EC is obtained? EC Details: - No. of Years EC Obtained:	23.09.2013 to 23.09.2024

PART VI: CERTIFICATE:

In view of the foregoing, I/We certify that the title deeds intended to be deposited, relating to the property and offered as security by way of registered/equitable mortgage and the documents of title referred to above are perfect evidence of the title and that if the said registered/equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of registered/equitable mortgage.

I/We further certify that Mr./Ms. **Ratan Kumar Agrawal S/O Lal Ji Agrawal** interred in a Builder agreement with M/S Brand marketers through its proprietor **Sajid Hussain Siddiqui S/O Sadique Hussain Siddiqui** and **Ratan Kumar Agrawal S/O Lal Ji Agrawal** has/would derive a valid, clear, marketable and unencumbered title in the property/ies stated above.

Yours Faithfully,
SOMIL SRIVASTAVA
Advocate
SOMIL SRIVASTAVA
ADVOCATE
HIGH COURT, ALLAHABAD

BRAND MARKETEERS

Sajid Hussain Siddiqui
Proprietor

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक फूलपुर

क्रम संख्या 2024021017591

प्रयागराज

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 20/09/2024

प्रस्तुतकर्ता या प्रार्थी का नाम सोमेल श्रीवास्तव एड०

लेख का प्रकार : मुआयना

1994 वर्ष से 2024 तक

प्रतिफल की धनराशि 100

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

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 20/09/2024

दिनांक जब लेख प्रतिलिपि या तलाश 20/09/2024

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 1

भाग 1 की प्रतिलिपि पर फिर से लगाया जाने वाला

उपनिबन्धक फूलपुर

क्रम संख्या 2024021017591

प्रयागराज

अधिनियम 16 1908 की धारा 52 के अधीन रसीद

प्रस्तुतकर्ता या प्रतिलिपि या तलाश प्रमाण पत्र के लिए प्रार्थी का नाम
सोमेल श्रीवास्तव एड०

1994 वर्ष से 2024 वर्ष तक

निष्पादक का नाम

लेख का प्रकार मुआयना

प्रतिफल की धनराशि 100

प्रार्थना पत्र प्रस्तुत करने का दिनांक 20/09/2024

दिनांक जब लेख प्रतिलिपि 20/09/2024

या तलाश प्रमाण पत्र वापस करने के लिए तैयार

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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