

S. P. SINGH

M.A, L.L.B,
P.G.D.C.A, From University
of Allahabad
Advocate

High Court, Allahabad.
YIB/114 Trivinipuram,
Jhushi, Prayagraj.
Mob.: 9415218598
9026057400

Ref/ No/: 05/2022

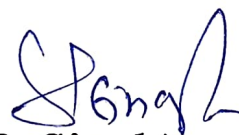
Dated: 09/7/2022

To,

The Authorized Officer,
U.P. Rera Department,
Uttar Pradesh.

Dear Sir,

I, **S. P. SINGH**, Advocate, do hereby certify that my
Enrolment Number of Uttar Pradesh Bar Council is
U.P.F07660/13


(**S.P. Singh**)
Advocate

S. P. SINGH
M.A, L.L.B,
P.G.D.C.A, From University
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LEGAL SCRUTINY REPORT

Dear Sir,

I submit my Legal Scrutiny Report as hereunder-

1.	Name/s and address/es of the Title Holder/s.	The Innovators Digital Ads Pvt. Ltd (Mayank Jaiswal)
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2. Details & Description of the Documents scrutinized:-

S. No.	Date of Document	Nature of Document	Whether Original/ Certified/ True Copy/ Photostate Copy	Description of Registration
1.	Ragistry 10/07/2006	Sale Deed	Photocopy of Deed	Registered On 10/07/2006 Vol. 336 on Page 363/0464 at serial no. 2479

3. Details/Description of the Property/Properties :-

Plot/s No.	Survey No. Aragi No.	Nature of Document	Whether Original/ Certified/ True Copy/ Photostate Copy	Description of Registration
Ragistry	00038 107 Mauja Jalal Pur, Ghosi, Thasil sadar, Prayagraj.	Sale Deed	Photocopy	10/07/2006

4. Brief history and how the owner has acquired/derived the title in land i.e. by Purchase.

That Initially Agriculture Land Purchase By **The Innovators Digital Ads Pvt. Ltd. Company, Mayank Jaiswal Chairmen** Of The Company Through Rcgd. Sale to Land Lords Of The Field. There Offter By Govt Of UP Converted Nature Of Land Agicluture To Residence Jone. This Deed Has Many Arzi No. But At Present Arzi No. 107 Mauja Jalalpur, Ghosi, Tehsil, Sadar, Prayagraj. On Which Propose Building Maps Senction By PDA. This arzi is free from all combraties. Novincombration certificate are given.

The lastly **The Innovators Digital Ads Pvt. Ltd.** Is land lord of the said property.

4.1	Whether Chain of the title of Owner is Complete, if so How?	Yes, All link documents are Available with the Party
5.	Search and Investigation	I have made the inspection in the

		office of Sub-Registrar-II, Tehsil Sadar, Distt. Prayagraj. revenue record for the last 12 years and applied the search in the office of the Sub-Registrar, Tehsil Sadar, Distt. Prayagraj per search certificates of subject property is free from all type regd. encumbrances/regd. charges.
5.1	The persons who is/are the present owner/s of the property/ies.	M/s
5.2	Whether the Owner of the Property has absolute, clear and marketable title over the property/ies proposed to be mortgaged and can create to valid Mortgage on the property/ies.	Yes
5.3	What is the nature of Title of the owner i.e. tenancy right full ownership, occupancy right, possessory right, minor's right or any other type of right?	Freehold Ownership

5.4	Whether there is any restriction/Prohibition under personal laws of the owner/mortgager to hold the property/ies under the Title Deed/s through which he has derived the Title.	No
5.5	Whether the latest title Deed/s and the immediately previous Title Deed's is/are available in originals.	Yes
5.6	Whether the Building Tax/Land Revenue has been paid upto date.	N.A.
5.7	Whether any dues recoverable as Land Revenue has paid upto date.	N.A.
5.8	In case the facility is sought for construction purpose- whether the Land has been converted under the Land Revenue Laws? If not required to be converted, give reasons.	Yes

5.9	Whether the Land is affected by any Revenue and Tenancy legislation? If So, how and to what extent and the remedy, if any.	N.A.
5.10	Whether the permission under the urban Land (ceiling and Regulation) Act, 1976 is necessary or not?	N.A.
5.11	Is there any other special enactment like Land Acquisition Act and other State Legislations/Provisions of which is/are applicable to the property/ies and affecting the Title?	N.A.
5.12	(a) is/are the property/ies free from encumbrances.	Yes
5.13	Whether any defect in the Title of the person.	No.

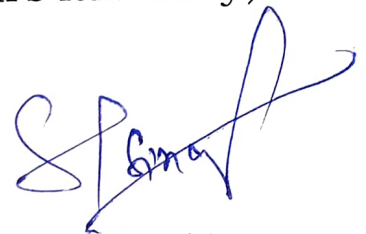
6. CERTIFICATE:-

I have scrutinized the original Title deed/s to be deposited relating to the property/ies to be offered as security is to certify that the title to the property of the owner is clear and marketable without any further act on the part of owner.

I certify that M/s **The Innovators Digital Ads Pvt.** above named has a valid, clear and marketable Title to the property/ies shown above.

Place: Pryargaj

Yours faithfully,



(S.P. Singh)

Advocate.

कार्यालय उपनिबन्धक सदर द्वितीय प्रयागराज जनपद प्रयागराज

आवेदन संख्या :2202201901365

प्रमाण संख्या :22022019001293

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

श्री- संजय सक्सेना एडवोकेट पुत्र- - तहसील प्रयागराज जिला प्रयागराज ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का ग्राम/मोहल्ला - जलालपुर घोसी, वार्ड/परगना- सदर, कृषि- इन्नोबेटर्स डिजि०एड्रेस प्रा०लि०डाइ० मयंक जायसवाल ,
विवरण : आ०सं० १०७मि० रकबा ० ४४७० हे० मौजा जलालपुर घोसी , 107मि०

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2011 से दिनांक 06/07/2022 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :16-07-2022

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे 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।
- वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
- इस प्रमाण-पत्र में उन लेखपत्रों से सम्बंधित 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।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: सुशील कुमार श्रीवास्तव

मिलान करने वाले निबन्धन लिपिक : हसनैन अहमद

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