

Chandra Kumar Upadhyay

Advocate

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

Jila Sahkari Bank Ltd. Jhansi I.B.O.M.

Shriram City Union Finance Ltd, Aavas Financiers Limited

Email: ck.upadhyay2@gmail.com



Mob: 8009074261

Chem: Judges Court Compound,

Near Library Gate

Jhansi (U.P.)

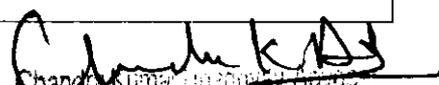
ANNEXURE-IV

SPECIAL REPORT ON TITLE

Date-17-08-2024

Ref:- Search report in respect to the Property of Proposed Group Housing colony "Ganesh Enclave Phase-5" to be built on area 2.7312 Hect i.e. 27312 Sq. Mtr. of Land Arazi No. 212, 213, 214, 215, 216 & 233, 234 & 216/1 & 216mi at Mouza Mairy Tehsil & District Jhansi belonging to Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav R/o 466/10, in front of Nehru Park, Masihagunj, Jhansi Tehsil & Distt. Jhansi.

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A. <u>PARTICULARS</u> :- 1-Name of the borrower with address.	Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav R/o 466/10, in front of Nehru Park, Masihagunj, Jhansi Tehsil & Distt. Jhansi
2-Name of the person offering mortgage with parentage/constitution and address.	Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav R/o 466/10, in front of Nehru Park, Masihagunj, Jhansi Tehsil & Distt. Jhansi
3-Details of the property to be mortgaged As per title deed As per present position	Proposed Group Housing colony "Ganesh Enclave Phase-5" to be built on area 2.7312 Hect i.e. 27312 Sq. Mtr. of Land Arazi No. 212, 213, 214, 215, 216 & 233, 234 & 216/1 & 216mi at Mouza Mairy Tehsil & District Jhansi Approved Lay Out Plan of Project "Ganesh Enclave Phase-4" is enclosed here with


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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)

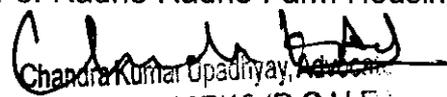
From the perusal of aforesaid documents, and inspection of the records index book No.II which are available in the office of Sub Registrar (Reg.) Jhansi for 30 preceding years in respect of the above mention property (land in question) it is found that Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav R/o 466/10, in front of Nehru Park, Masihagunj, Jhansi Tehsil & Distt. Jhansi has purchased Arazi No. Arazi No. 212, 213, 214, 215, 216 & 233, 234 & 216/1 & 216mi total land measuring area 2.7312 Hect i.e. 27312 Sq. Mtr. through following title deeds to which Project "Ganesh Enclave Phase-5." Proposed to be built.

Chain-1

That Originally/ Previously Smt Keshar Bai W/o Shri Ratilal was the recorded owner of Land Arazi No. 212, 213, 214, 215 Total Area 0.469 Hect. Mouza Mairy Tehsil & Distt- Jhansi & her name is recorded on its revenue record. And another company Ashok Infra Properties through director Shri Shaiendra Yadav S/o Shri Rakesh Yadav had purchased Land Arazi No. 216 Total area 0.285 Hect. Out of area 0.854 Hect Mouza Mairy Tehsil & Distt- Jhansi from Smt Varsha Rai D/o Shri Jagdish Prasad Rai through her POA holder Shri Virendra Kumar Rai S/o Shri C.L. Rai which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 5030 of pages 313-350 at sl. no. 5158 on dt. 26-07-2012.

Thereafter Smt Keshar Bai W/o Shri Ratilal D/o Shri Radayal executed a registered sale deed in favour of Radhe Radhe Farm Housing LLP through designated partner Shri Mayank Gupta S/o Shri Kailash Narayan Gupta & sold Land Arazi No. 212, 213, 214, 215 Total Area 0.469 Hect. Mouza Mairy Tehsil & Distt- Jhansi which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 5274 of pages 15-36 at sl. no. 1541 on dt. 19-02-2013.

& Ashok Infra Properties Pvt. Ltd. through director Shri Shaiendra Yadav S/o Shri Rakesh Yadav executed a registered sale deed in favour of Radhe Radhe Farm Housing


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LLP through designated partner Shri Mayank Gupta S/o Shri Kailash Narayan Gupta & sold Land Arazi No. 216 Total area 0.285 Hect. Out of area 0.854 Hect Mouza Mairy Tehsil & Distt- Jhansi which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 8018 of pages 213-244 at sl. no. 3573 on dt. 31-05-2019

Then Radhe Radhe Farm Housing LLP through designated partner Shri Mayank Gupta S/o Shri Kailash Narayan Gupta became owner & possessor of Land Arazi No. 212, 213, 214, 215 & 216 Total area (0.469 + 0.285) = 0.754 Hect. Mouza Mairy Tehsil & Distt- Jhansi.

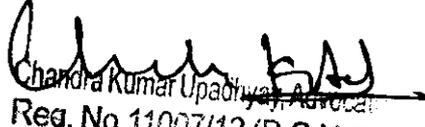
Then Said firm Radhe Radhe Farm Housing LLP mutated its name in revenue record as owner recorded in Khatauni Khata No. 213 & 207 Fasli Year 1425 – 1430 Mouza Mairy Tehsil & Distt- Jhansi.

Thereafter Radhe Radhe Farm Housing LLP through designated partner Shri Mayank Gupta S/o Shri Kailash Narayan Gupta executed a registered sale deed in favour of Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav & sold Land Arazi No. 212, 213, 214, 215 & 216 Total area 0.754 Hect. Mouza Mairy Tehsil & Distt- Jhansi which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9435 of pages 35-52 at sl. no. 8368 on dt. 22-09-2021.

Then Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav became owner & possessor of Land Arazi No. 212, 213, 214, 215 & 216 Total area 0.754 Hect. Mouza Mairy Tehsil & Distt- Jhansi & mutated his name in revenue record as owner recorded in Khatauni Khata No. 213 & 207 Fasli Year 1425 – 1430 Mouza Mairy Tehsil & Distt- Jhansi

Chain-2

That Originally/ Previously Shri Ajay Kumar S/o Shri Kailash Narayan Gupta had purchased Land Arazi No. 233 & Arazi No. 234 Total Area 0.0636 Hect Mouza Mairy Tehsil & Distt- Jhansi from Shri Ramkishun S/o Shri Laxman which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 2937 of pages 375-388 at sl. no. 797 on dt. 10-02-2006 then Shri Ajay Kumar S/o Shri Kailash Narayan Gupta became owner & possessor of said property & mutated his name in revenue record as


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owner & his name is recorded on its Khatouni Khata No 189 fasli year 1419 to 1424 Mouza Mairy Tehsil & Distt- Jhansi.

Thereafter Shri Ajay Kumar S/o Shri Kailash Narayan Gupta executed a registered POA deed in favour of Shri Kailash Narayan Gupta S/o Shri Mohan Lal Gupta & delegated sale rights to him, which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.4 Vol. no. 42 of pages 1-10 at sl. no. 60 on dt. 28-09-2007.

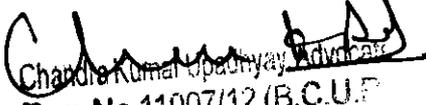
Thereafter Shri Kailash Narayan Gupta S/o Shri Mohan Lal Gupta as a POA holder on behalf of Shri Ajay Kumar S/o Shri Kailash Narayan Gupta executed a registered sale deed in favour of Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav & sold Land Arazi No. 233 & Arazi No. 234 Total Area 0.0636 Hect Mouza Mairy Tehsil & Distt- Jhansi to him, which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 10272 of pages 289-308 at sl. no. 6760 on dt. 24-07-2023.

Then Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav became owner & possessor of said Land Arazi No. 233 & Arazi No. 234 Mouza Mairy Tehsil & Distt- Jhansi & mutated his name in revenue record as owner recorded in Khatauni Khata No. 206 Fasli Year 1425 – 1430 Mouza Mairy Tehsil & Distt- Jhansi.

Chain-3

That Originally/ Previously Smt Rampyari W/o Late Shri Bhagwan Das was the owner & possessor of land Arazi No. 216/1 Area 0.971 Hect. Mouza Mairy Tehsil & Distt- Jhansi & her name is recorded on its khatauni Khata No. 326 Fasli Year 1419 – 1424 Mouza Mairy Tehsil & Distt- Jhansi.

Thereafter Smt Rampyari W/o Late Shri Bhagwan Das executed two registered gift deed in favour of Shri Bhanu Kushwaha S/o Shri Bhagwan Das Kushwaha & gifted Land Arazi No. 216/1 Area (0.256 + 0.065) = 0.321 Hect. Mouza Mairy Tehsil & Distt- Jhansi to him & transfer ownership & possession to him in which first gift deed is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 5746 of pages 107-128 at sl. no. 3673 on dt. 29-05-2014 & second gift deed is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 6077 of pages 281-298 at sl. no. 1805 on dt. 18-03-2015.


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Thereafter Smt Rampyari W/o Late Shri Bhagwan Das executed a registered sale deed in favour of (1) Shri Rakesh Kushwaha (2) Shri Rajesh Kushwaha (3) Shri Mahendra Kushwaha Ss/o Shri Hariram Kushwaha & sold land Arazi No. 216/1 Area 0.648 Hect. Mouza Mairy Tehsil & Distt- Jhansi to them which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 6078 of pages 237-266 at sl. no. 1825 on dt. 18-03-2015.

Then (1) Shri Bhanu Kushwaha S/o Shri Bhagwan Das Kushwaha (2) Shri Rakesh Kushwaha (3) Shri Rajesh Kushwaha (4) Shri Mahendra Kushwaha Ss/o Shri Hariram Kushwaha executed a registered sale deed in favour of Sai Nath Infracity L.L.P through designated Partner Shri Devendra Kumar Rawat & sold land Arazi No. 216/1 Area 0.971 Mouza Mairy Tehsil & Distt- Jhansi to said firm which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 10026 of pages 237-258 at sl. no. 271 on dt. 10-01-2023.

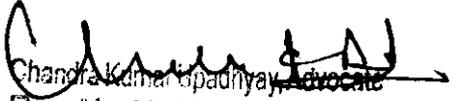
Then Sai Nath Infracity L.L.P through designated Partner Shri Devendra Kumar Rawat became owner & Possessor of said property.

Thereafter Sai Nath Infracity L.L.P through designated Partner Shri Devendra Kumar Rawat executed a registered sale deed in favour of Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav & sold land Arazi No. 216/1 Area 0.971 Mouza Mairy Tehsil & Distt- Jhansi to him which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 10236 of pages 33-46 at sl. no. 3975 on dt. 28-04-2023.

Then Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav became owner & possessor of said Land Arazi No. 216/1 Mouza Mairy Tehsil & Distt- Jhansi & mutated his name in revenue record as owner recorded in Khatauni Khata No. 157 Fasli Year 1425 – 1430 Mouza Mairy Tehsil & Distt- Jhansi.

Chain-4

That Originally/ Previously (1) Shri Rajjan Singh (2) Shri Munnalal Ss/o Shri Giran Singh were the owners & Possessors of Land Arazi No. 216mi area 0.164 Hect out of Area 0.328 Hect Mouza Mairy Tehsil & Distt- Jhansi & their names are recorded in its Khatouni Khata No 190 fasli year 1425 to 1430.


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Thereafter (1) Shri Rajjan Singh (2) Shri Munnalal Ss/o Shri Giran Singh executed a registered Sale deed in favour of Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav & sold Land Arazi No. 216mi area 0.164 Hect out of Area 0.328 Hect Mouza Mairy Tehsil & Distt- Jhansi to him, which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 vol. no. 9431 of pages 359-374 at sl. no. 8279 on dt. 20-09-2021.

Then Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav became owner & possessor of said Land Arazi No. 216mi Mouza Mairy Tehsil & Distt- Jhansi & mutated his name in revenue record as owner recorded in Khatauni Khata No. 190 Fasli Year 1425 – 1430 Mouza Mairy Tehsil & Distt- Jhansi

Chain-5

That Originally/ Previously Shri Madho Singh urf Madhav Singh S/o Shri Giran Singh was the owner & Possessor of Land Arazi No. 216mi area 0.082 Hect out of Area 0.328 Hect Mouza Mairy Tehsil & Distt- Jhansi & their names are recorded in its Khatouni Khata No 190 fasli year 1425 to 1430.

Thereafter Shri Madho Singh urf Madhav Singh S/o Shri Giran Singh executed a registered Sale deed in favour of Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav & sold Land Arazi No. 216mi area 0.082 Hect out of Area 0.328 Hect Mouza Mairy Tehsil & Distt- Jhansi to him, which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 vol. no. 9692 of pages 69-82 at sl. no. 3636 on dt. 13-04-2022.

Then Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav became owner & possessor of said Land Arazi No. 216/1 Mouza Mairy Tehsil & Distt- Jhansi & mutated his name in revenue record as owner recorded in Khatauni Khata No. 190 Fasli Year 1425 – 1430 Mouza Mairy Tehsil & Distt- Jhansi

Chain-6

That Originally/ Previously (1) Shri Rajesh Kumar Yadav (2) Shri Vinod Yadav Ss/o Shri Parmanand were the owners & Possessors of Land Arazi No. 216, 233 & 234 Area 0.6966 Hect out of Area 1.045 Hect. Mouza Mairy Tehsil & Distt- Jhansi & their names are recorded in its Khatouni Khata No 207 & 206 fasli year 1425 to 1430.


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Thereafter Previously (1) Shri Rajesh Kumar Yadav (2) Shri Vinod Yadav Ss/o Shri Parmanand executed a registered Sale deed in favour of Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav & sold Land Arazi No. 216, 233 & 234 Area 0.6966 Hect out of Area 1.045 Hect. Mouza Mairy Tehsil & Distt- Jhansi to him, which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 vol. no. 9434 of pages 387-404 at sl. no. 8364 on dt. 22-09-2021.

Then Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav became owner & possessor of said Land Arazi No. 216/1 Mouza Mairy Tehsil & Distt- Jhansi & mutated his name in revenue record as owner recorded in Khatauni Khata No 207 & 206 fasli year 1425 to 1430 Mouza Mairy Tehsil & Distt- Jhansi.

Therefore as per above noted description Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav is purchased Land Arazi No. 212, 213, 214, 215, 216 & 233, 234 & 216/1 & 216mi total land measuring area (0.754 +0.0636 +0.971 +0.164 +0.082 +0.6966) = 2.7312 Hect i.e. 27312 Sq. Mtr. at Mouza Mairy Tehsil & District Jhansi Mouza Mairy Tehsil & District Jhansi.

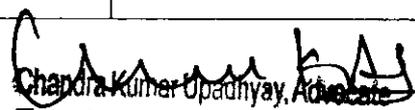
Thereafter Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav got a residential colony lay out plan & according this Proposed Group Housing colony Project Known as "Ganesh Enclave Phase-5." to be built on area 2.7312 Hect i.e. 27312 Sq. Mtr. of Land Arazi No. 212, 213, 214, 215, 216 & 233, 234 & 216/1 & 216mi at Mouza Mairy Tehsil & District Jhansi.

As such title of **Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav** is clear. The ownership & possession of Property presently with it with having good title above it. **Now aforesaid Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav is absolute owner & in possession to the property** As such the chain of title to the property is complete which is perfect and genuine.

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


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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 register'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 mutated 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 the property is located ?	N.A.


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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: - 17-08-2024

PLACE:- JHANSI

CHANDRA KUMAR UPADHYAY

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(NAME Reg. No. 100712 B.C.U.S)
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Advocate

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

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Shriram City Union Finance Ltd , **Aavas Financiers Limited**

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Near Library Gate

Jhansi (U.P.)

CERTIFICATE

REFERENCE NO - ENTRY SERIALNO/REGISTER NO OF YEAR 2024

(Counsel to give serial no to the certificate as entered in register of searches maintained by him)

Date- 17-08-2024

Ref:- Opinion on investigation of title and obtaining of search report in respect to the Property of Proposed Group Housing colony "**Ganesh Enclave Phase-5**" to be built on area **2.7312 Hect i.e. 27312 Sq. Mtr.** of Land Arazi No. 212, 213, 214, 215, 216 & 233, 234 & 216/1 & 216mi at Mouza Mairy Tehsil & District Jhansi belonging to **Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav R/o 466/10**, in front of **Nehru Park, Masihagunj, Jhansi Tehsil & Distt. Jhansi.**

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.

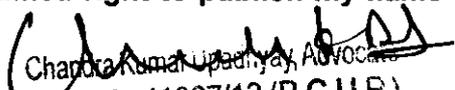
I hereby certify that the registration particulars number, date and page particulars etc..as shown in the original title deed and contents there of tally with the information as stated in the records of office of Sub-Registrar/Registrar of assurance as well as with certified copy of the title deed, which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


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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

The search report of which is annexed here to, conducted by me, for the period from 01-01-1992 to **17-08-2024** receipt No. 2024191024695 dated **17-08-2024** 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 find following defects/ no defect in the title of the person offering mortgage:-

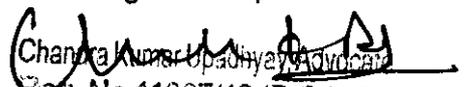
I hereby certify that **Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav R/o 466/10, in front of Nehru Park, Masihagunj, Jhansi Tehsil & Distt. Jhansi** have a clear, valid and marketable title over the above said property and he is competent to create the mortgage.

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 Radhe Radhe Farm Housing LLP through designated partner Shri Mayank Gupta S/o Shri Kailash Narayan Gupta in favour of Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9435 of pages 35-52 at sl. no. 8368 on dt. 22-09-2021 along with map which is correct, genuine and in order.
- II. Certified copy of title deed, executed by Ashok Infra Properties Pvt. Ltd. through director Shri Shaiendra Yadav S/o Shri Rakesh Yadav in favour of Radhe Radhe Farm Housing LLP through designated partner Shri Mayank Gupta S/o Shri Kailash Narayan Gupta which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 8018 of pages 213-244 at sl. no. 3573 on dt. 31-05-2019 along with map which is correct, genuine and in order.
- III. Original with Certified copy of title deed, executed by Smt Keshar Bai W/o Shri Ratilal D/o Shri Radayal in favour of Radhe Radhe Farm Housing LLP through designated partner Shri Mayank Gupta S/o Shri Kailash Narayan Gupta which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 5274 of pages 15-36 at sl. no. 1541 on dt. 19-02-2013 along with map which is correct, genuine and in order.


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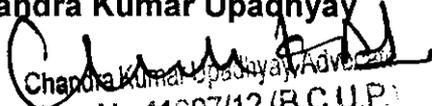
- IV. Certified copy of title deed, executed by Smt Varsha Rai D/o Shri Jagdish Prasad Rai through her POA holder Shri Virendra Kumar Rai S/o Shri C.L. Rai in favour of Ashok Infra Properties Pvt. Ltd. which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 5030 of pages 313-350 at sl. no. 5158 on dt. 26-07-2012 along with map which is correct, genuine and in order.
- V. Original with Certified copy of title deed, executed by Shri Kailash Narayan Gupta S/o Shri Mohan Lal Gupta as a POA holder on behalf of Shri Ajay Kumar S/o Shri Kailash Narayan Gupta in favour of Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 10272 of pages 289-308 at sl. no. 6760 on dt. 24-07-2023 along with map which is correct, genuine and in order.
- VI. Certified copy of title deed, executed by Shri Ramkishun S/o Shri Laxman in favour of Shri Ajay Kumar S/o Shri Kailash Narayan Gupta which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 2937 of pages 375-388 at **sl. no. 797 on dt. 10-02-2006** along with map which is correct, genuine and in order.
- VII. Certified copy of POA deed, executed by Shri Ajay Kumar S/o Shri Kailash Narayan Gupta in favour of Shri Kailash Narayan Gupta S/o Shri Mohan Lal Gupta which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.4 Vol. no. 42 of pages 1-10 at sl. no. 60 on dt. 28-09-2007 along with map which is correct, genuine and in order.
- VIII. Original with Certified copy of title deed, executed by Sai Nath Infracity L.L.P through designated Partner Shri Devendra Kumar Rawat in favour of Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 10236 of pages 33-46 at **sl. no. 3975 on dt. 28-04-2023** along with map which is correct, genuine and in order.
- IX. Original with Certified copy of title deed, executed by (1) Shri Bhanu Kushwaha S/o Shri Bhagwan Das Kushwaha (2) Shri Rakesh Kushwaha (3) Shri Rajesh Kushwaha (4) Shri Mahendra Kushwaha Ss/o Shri Hariram Kushwaha in favour of Sai Nath Infracity L.L.P through designated Partner Shri Devendra Kumar Rawat which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 10026 of pages 237-258 at sl. no. 271 on dt. 10-01-2023 along with map which is correct, genuine and in order.
- X. Original with Certified copy of Gift deed, executed by Smt Rampyari W/o Late Shri Bhagwan Das in favour of Shri Bhanu Kushwaha S/o Shri Bhagwan Das Kushwaha which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 5746 of pages 107-128 at sl. no. 3673 on dt. 29-05-2014 along with map which is correct, genuine and in order.


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- XI.** Original with Certified copy of Gift deed, executed by Smt Rampyari W/o Late Shri Bhagwan Das in favour of Shri Bhanu Kushwaha S/o Shri Bhagwan Das Kushwaha which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 6077 of pages 281-298 at sl. no. 1805 on dt. 18-03-2015 along with map which is correct, genuine and in order.
- XII.** Original with Certified copy of Sale deed, executed by Smt Rampyari W/o Late Shri Bhagwan Das in favour of (1) Shri Rakesh Kushwaha (2) Shri Rajesh Kushwaha (3) Shri Mahendra Kushwaha Ss/o Shri Hariram Kushwaha which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 6078 of pages 237-266 at sl. no. 1825 on dt. 18-03-2015 along with map which is correct, genuine and in order.
- XIII.** Original with Certified copy of title deed, executed by (1) Shri Rajjan Singh (2) Shri Munnalal Ss/o Shri Giran Singh in favour of Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9431 of pages 359-374 at sl. no. 8279 on dt. 20-09-2021 along with map which is correct, genuine and in order.
- XIV.** Original with Certified copy of title deed, executed by Shri Madho Singh urf Madhav Singh S/o Shri Giran Singh in favour of Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9692 of pages 69-82 at sl. no. 3636 on dt. 13-04-2022 along with map which is correct, genuine and in order
- XV.** Original with Certified copy of title deed, executed by (1) Shri Rajesh Kumar Yadav (2) Shri Vinod Yadav Ss/o Shri Parmanand in favour of Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9434 of pages 387-404 at sl. no. 8364 on dt. 22-09-2021 along with map which is correct, genuine and in order.
- XVI.** Certified True Copy of Khatouni Arazi No. 212, 213, 214, 215, 216 & 233, 234 & 216/1 & 216mi Fasli 1419-1424 & Fasli 1425-1430 Mouza Mairy Tehsil & District Jhansi.
- XVII.** Approved Residential Layout Plan of "Ganesh Enclave Phase-5" Mouza Mairy 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

 Chandra Kumar Upadhyay, Advocate
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 Mob. 9999740001

Chandra Kumar Upadhyay

Advocate

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

Jila Sahkari Bank Ltd. Jhansi I.B.O.M.

Shriram City Union Finance Ltd, Aavas Financiers Limited

Email:ck.upadhyay2@gmail.com



Mob:8009074261

Chem: Judges Court Compound,
Near Library Gate
Jhansi (U.P.)

ANNEXURE-VA

SEARCH REPORT

Date-17-08-2024

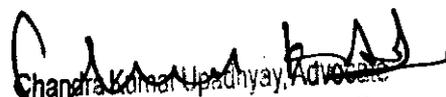
Account of Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav R/o 466/10, in front of Nehru Park, Masihagunj, Jhansi Tehsil & Distt. Jhansi.

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 XXXXXX and the same disclosed following encumbrances (Certificate enclosed);

- Certified copy of title deed No. sl. no. **8368 on dt. 22-09-2021** from sub registrar office Jhansi.
- Certified copy of title deed No. sl. no. **3573 on dt. 31-05-2019** from sub registrar office Jhansi.
- Certified copy of title deed No. sl. no. 1541 on dt. 19-02-2013 from sub registrar office Jhansi
- Certified copy of title deed No. sl. no. 5158 on dt. 26-07-2012 from sub registrar office Jhansi


Chandra Kumar Upadhyay, Advocate
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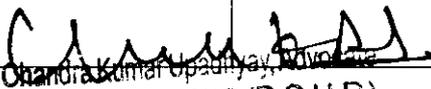
Name of court	Date of order	Nature of order
N.A.	N.A.	N.A.

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

Office	Date of search Inspection	information
Sub registrar Jhansi	17-08-2024	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 Radhe Radhe Farm Housing LLP through designated partner Shri Mayank Gupta S/o Shri Kailash Narayan Gupta in favour of Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9435 of pages 35-52 at sl. no. 8368 on dt. 22-09-2021 along with map which is correct, genuine and in order.	Certified copy
II. Certified copy of title deed, executed by Ashok Infra Properties Pvt. Ltd. through director Shri Shaiendra Yadav S/o Shri Rakesh Yadav in favour of Radhe Radhe Farm Housing LLP through designated partner Shri Mayank Gupta S/o Shri Kailash Narayan Gupta which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 8018 of pages 213-244 at sl. no. 3573 on dt. 31-05-2019 along with map which is correct, genuine and in order.	Certified Copy
III. Certified copy of title deed, executed by Smt Keshar Bai W/o Shri Ratilal D/o Shri Radayal in favour of Radhe Radhe Farm Housing LLP through designated partner Shri Mayank Gupta S/o Shri Kailash Narayan Gupta which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 5274 of pages 15-36 at sl. no. 1541 on dt. 19-02-2013 along with map which is correct, genuine and in order.	Certified Copy


 Chandrakumar Upadhyay, Advocate
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<p>IV. Certified copy of title deed, executed by Smt Varsha Rai D/o Shri Jagdish Prasad Rai through her POA holder Shri Virendra Kumar Rai S/o Shri C.L. Rai in favour of Ashok Infra Properties Pvt. Ltd. which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 5030 of pages 313-350 at sl. no. 5158 on dt. 26-07-2012 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 Kailash Narayan Gupta S/o Shri Mohan Lal Gupta as a POA holder on behalf of Shri Ajay Kumar S/o Shri Kailash Narayan Gupta in favour of Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 10272 of pages 289-308 at sl. no. 6760 on dt. 24-07-2023 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 Ramkishun S/o Shri Laxman in favour of Shri Ajay Kumar S/o Shri Kailash Narayan Gupta which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 2937 of pages 375-388 at sl. no. 797 on dt. 10-02-2006 along with map which is correct, genuine and in order.</p>	<p>Certified Copy</p>
<p>VII. Certified copy of POA deed, executed by Shri Ajay Kumar S/o Shri Kailash Narayan Gupta in favour of Shri Kailash Narayan Gupta S/o Shri Mohan Lal Gupta which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.4 Vol. no. 42 of pages 1-10 at sl. no. 60 on dt. 28-09-2007 along with map which is correct, genuine and in order.</p>	<p>Certified Copy</p>
<p>VIII. Certified copy of title deed, executed by Sai Nath Infracity L.L.P through designated Partner Shri Devendra Kumar Rawat in favour of Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 10236 of pages 33-46 at sl. no. 3975 on dt. 28-04-2023 along with map which is correct, genuine and in order.</p>	<p>Certified Copy</p>
<p>IX. Certified copy of title deed, executed by (1) Shri Bhanu Kushwaha S/o Shri Bhagwan Das Kushwaha (2) Shri Rakesh Kushwaha (3) Shri Rajesh Kushwaha (4) Shri Mahendra</p>	<p>Certified Copy</p>

Chandra Kumar Upadhyay, Advocate
 Reg. No. 11007/12 (B.C.U.P.)
 Judge Compound, Jhansi
 Mob. 8000074224

<p>Kushwaha Ss/o Shri Hariram Kushwaha in favour of Sai Nath Infracity L.L.P through designated Partner Shri Devendra Kumar Rawat which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 10026 of pages 237-258 at sl. no. 271 on dt. 10-01-2023 along with map which is correct, genuine and in order.</p>	
<p>X. Certified copy of Gift deed, executed by Smt Rampyari W/o Late Shri Bhagwan Das in favour of Shri Bhanu Kushwaha S/o Shri Bhagwan Das Kushwaha which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 5746 of pages 107-128 at sl. no. 3673 on dt. 29-05-2014 along with map which is correct, genuine and in order.</p>	Certified Copy
<p>XI. Certified copy of Gift deed, executed by Smt Rampyari W/o Late Shri Bhagwan Das in favour of Shri Bhanu Kushwaha S/o Shri Bhagwan Das Kushwaha which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 6077 of pages 281-298 at sl. no. 1805 on dt. 18-03-2015 along with map which is correct, genuine and in order.</p>	Certified Copy
<p>XII. Certified copy of Sale deed, executed by Smt Rampyari W/o Late Shri Bhagwan Das in favour of (1) Shri Rakesh Kushwaha (2) Shri Rajesh Kushwaha (3) Shri Mahendra Kushwaha Ss/o Shri Hariram Kushwaha which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 6078 of pages 237-266 at sl. no. 1825 on dt. 18-03-2015 along with map which is correct, genuine and in order.</p>	Certified Copy
<p>XIII. Certified copy of title deed, executed by (1) Shri Rajjan Singh (2) Shri Munnalal Ss/o Shri Giran Singh in favour of Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9431 of pages 359-374 at sl. no. 8279 on dt. 20-09-2021 along with map which is correct, genuine and in order.</p>	Certified Copy
<p>XIV. Certified copy of title deed, executed by Shri Madho Singh urf Madhav Singh S/o Shri Giran Singh in favour of Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no.</p>	Certified Copy

Chandra Kumar Upadhyay, Advocate
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9692 of pages 69-82 at sl. no. 3636 on dt. 13-04-2022 along with map which is correct, genuine and in order	
XV. Certified copy of title deed, executed by (1) Shri Rajesh Kumar Yadav (2) Shri Vinod Yadav Ss/o Shri Parmanand in favour of Shri Chhatrapal Singh Yadav S/o Shri Shishupal Singh Yadav which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9434 of pages 387-404 at sl. no. 8364 on dt. 22-09-2021 along with map which is correct, genuine and in order.	Certified Copy
XVI. Certified True Copy of Khatouni Arazi No. 212, 213, 214, 215, 216 & 233, 234 & 216/1 & 216mi Fasli 1419-1424 & Fasli 1425-1430 Mouza Mairy Tehsil & District Jhansi.	Copy
XVII. Approved Residential Layout Plan of "Ganesh Enclave Phase-5" Mouza Mairy Tehsil & Distt Jhansi.	Copy

Defects noticed are indicated in the certificate given by me.

Chandra Kumar Upadhyay
ADVOCATE

Chandra Kumar Upadhyay, Advocate
Reg. No. 11007/12 (B.C.U.F)
Judge Compound, Jhansi
Mob. 8009074261