

Chandra Kumar Upadhyay

Advocate



Mob:8009074261

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

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

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

Email:ck.upadhyay2@gmail.com

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

CERTIFICATE

REFERENCE NO - ENTRY SERIALNO/REGISTER NO OF YEAR 2023

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

To

The H.R.A.M. Head,

Date-15-05-2023

Punjab National Bank H.R.A.M, Jhansi

Ref:- Opinion on investigation of title and obtaining of search report in respect to the Property of Proposed Group Housing colony Project Known as "Gren Graden Homes L.L.P." to be built on area 3.659 Hect i.e. 36598.60 Sq. Mtr. out of area 5.215 Hect i.e. 52150 Sq.Mtr of Land Arazi No. 243, & Arazi No. 244mi & Arazi No. 245 & Arazi No. 246mi & Arazi No 250 & Arazi No. 254 at Mouza Mairy Tehsil & District Jhansi belonging to Gren Garden Homes L.L.P. through Designated Partner Shri Kamlesh Kushwaha S/o Shri Maniram Kushwaha R/o 165, Near of B.G.M School, Shivaji Nagar 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.

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

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

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

The search report of which is annexed here to, conducted by me, for the period from 01-01-2009 to 15-05-2023 receipt No. 2023191011062 dated 15-05-2023 does not disclose any encumbrances/disclose encumbrances as stated therein.

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

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

I find following defects/ no defect in the title of the person offering mortgage:-

I hereby certify that Gren Garden Homes L.L.P. through Designated Partner Shri Kamlesh Kushwaha S/o Shri Maniram Kushwaha R/o 165, Near of B.G.M School, Shivaji Nagar Jhansi Tehsil & Distt. Jhansi have a clear, valid and marketable title over the above said property and said firm 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 Shri Vrindavan S/o Shri Lote in favour of Gren Garden Homes L.L.P. through Designated Partner Shri Kamlesh Kushwaha S/o Shri Maniram Kushwaha which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9899 of pages 101-114 at sl. no. 9413 on dt. 01-09-2022 along with map which is correct, genuine and in order.
- II. Original with Certified copy of title deed, executed by Landmark Infra Properties L.L.P through Partner Chetan Shrivastava in favour of Gren Garden Homes L.L.P. through Designated Partner Shri Kamlesh Kushwaha S/o Shri Maniram Kushwaha which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9920 of pages 215-228 at sl. no. 9995 on dt. 13-09-2022 along with map which is correct, genuine and in order.
- III. Original with Certified copy of title deed, executed by Shri Ghanshyam Das S/o Shri Govind Das in favour of Gren Garden Homes L.L.P. through

Chanda K. S. Das
 Reg. No. 1105712(B.C.U.P.)
 Judge Compound, Jhansi
 M.C. No. 8009074261

- Designated Partner Shri Kamlesh Kushwaha S/o Shri Maniram Kushwaha which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9909 of pages 365-386 at sl. no. 9709 on dt. 07-09-2022 along with map which is correct, genuine and in order.
- IV. Original with Certified copy of title deed, executed by Shri Rashail Infra Pvt. Ltd. through Director Shailendra Yadav in favour of Gren Garden Homes L.L.P. through Designated Partner Shri Kamlesh Kushwaha S/o Shri Maniram Kushwaha which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9879 of pages 301-314 at sl. no. 8905 on dt. 24-08-2022 along with map which is correct, genuine and in order.
- V. Original with Certified copy of title deed, executed by Sanfran Developers Pvt. Ltd. through Shri Rajan Mishra in favour of Gren Garden Homes L.L.P. through Designated Partner Shri Kamlesh Kushwaha S/o Shri Maniram Kushwaha which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9998 of pages 381-394 at sl. no. 12130 on dt. 14-11-2022 along with map which is correct, genuine and in order.
- VI. Original with Certified copy of title deed, executed by Smt Suman Parihar W/o Lt. Shri Veer Singh D/o Ram Singh Parihar in favour of Gren Garden Homes L.L.P. through Designated Partner Shri Kamlesh Kushwaha S/o Shri Maniram Kushwaha which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 10020 of pages 139-158 at sl. no. 116 on dt. 04-01-2023 along with map which is correct, genuine and in order.
- VII. Certified copy of title deed, executed by Shri Ram Singh Parihar S/o Lt. Shri Kashiram in favour of Smt Suman Parihar W/o Lt. Shri Veer Singh D/o Ram Singh Parihar which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 10046 of pages 245-262 at sl. no. 13389 on dt. 13-12-2022 along with map which is correct, genuine and in order.
- VIII. Certified copy of title deed, executed by Civil Judge (Sr. Div.) Jhansi in favour of Shri Rashail Infra Pvt. Ltd. through Director Shailendra Yadav which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 7546 of pages 33-52 at sl. no. 4654 on dt. 16-07-2018 along with map which is correct, genuine and in order.
- IX. Certified copy of title deed, executed by Shri Dinesh Kumar Verma S/o Shri Tejram verma in favour of Shri Vrindavan S/o Shri Lote which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9447 of pages 203-216 at sl. no. 8716 on dt. 05-10-2021 along with map which is correct, genuine and in order.


 Reg. No. 11007/12 (B.C.U.P.)
 Judge Civil Judge, Jhansi
 Mob. 8009074261

- X. Certified copy of title deed, executed by Civil Judge (Sr. Div.) Jhansi in favour of Landmark Infra Properties L.L.P through Partner Chetan Shrivastava which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 7599 of pages 353-380 at sl. no. 5556 on dt. 20-08-2018 along with map which is correct, genuine and in order.
- XI. Certified copy of title deed, executed by Smt Savitri W/o Shri Ramswaroop in favour of Shri Ghanshyam Das S/o Shri Govind Das which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 2484 of pages 353-378 at sl. no. 4943 on dt. 27-11-2003 along with map which is correct, genuine and in order.
- XII. Certified copy of title deed, executed by Shri Ramkrishan S/o Shri Umrao in favour of Shri Ghanshyam Das S/o Shri Govind Das which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 2503 of pages 383-402 at sl. no. 51 on dt. 03-01-2004 along with map which is correct, genuine and in order.
- XIII. Certified copy of title deed, executed by Shri Lalita Prasad & Others in favour of Sanfran Developers Pvt Ltd which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 4832 of pages 267-290 at sl. no. 1474 on dt. 02-03-2012 along with map which is correct, genuine and in order.
- XIV. Certified True Copy of Khatouni Khata No. 205 & 233 & 67 & 355 & 326 & 70 & 72 Fasli 1425-1430 Mouza Mairy Tehsil & District Jhansi.
- XV. Approved residential layout plan of "Gren Graden Homes L.L.P" 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
 Advocate
 Reg. No. 71 (G.O.U.P.)
 Judge Court, Distt Jhansi
 Mob. 8009074261

Chandra Kumar Upadhyay

Advocate

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

Jila Sahikari Bank Ltd. Jhansi & 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

B.O. The H.R.A.M. Head,

Date-15-05-2023

Punjab National Bank H.R.A.M, Jhansi

Account of Gren Garden Homes L.L.P. through Designated Partner Shri Kamlesh Kushwaha S/o Shri Maniram Kushwaha R/o 165, Near of B.G.M School, Shivaji Nagar 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. 9413 on dt. 01-09-2022 from sub registrar office Jhansi.
- Certified copy of title deed No. sl. no. 9995 on dt. 13-09-2022 from sub registrar office Jhansi.
- Certified copy of title deed No. sl. no. 9709 on dt. 07-09-2022 from sub registrar office Jhansi.

Chandra Kumar Upadhyay
 Reg. NO. 11007/12 (U.P.)
 Judge Compound, Jhansi
 Mob. 8009074261

- d) Certified copy of title deed No. sl. no. 8905 on dt. 24-08-2022 from sub registrar office Jhansi.
- e) Certified copy of title deed No. sl. no. 12130 on dt. 14-11-2022 from sub registrar office Jhansi.
- f) Certified copy of title deed No. sl. no. 116 on dt. 04-01-2023 from sub registrar office Jhansi.
- g) Certified copy of title deed No. sl. no. 13389 on dt. 13-12-2022 from sub registrar office Jhansi.
- h) Certified copy of title deed No. sl. no. 4654 on dt. 16-07-2018 from sub registrar office Jhansi.
- i) Certified copy of title deed No. sl. no. 8716 on dt. 05-10-2021 from sub registrar office Jhansi.
- j) Certified copy of title deed No. sl. no. 5556 on dt. 20-08-2018 from sub registrar office Jhansi.
- k) Certified copy of title deed No. sl. no. 4943 on dt. 27-11-2003 from sub registrar office Jhansi.
- l) Certified copy of title deed No. sl. no. 51 on dt. 03-01-2004 from sub registrar office Jhansi.
- m) Certified copy of title deed No. sl. no. 1474 on dt. 02-03-2012 from sub registrar office Jhansi.
- f) If there is no system of issue of encumbrance certificate in the office of Sub registrar it to be stated accordingly.

2- Besides obtaining encumbrance certificate from the Sub Registrar, personal search was carried out by me for the purpose. Inspection was made on 01-01-2009 to 15-05-2023 receipt No. 2023191011062 dated 15-05-2023 at the following Sub Registrar / offices

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

The search report disclosed the following encumbrances:-

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

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

ROC	INFORMATION
N.A.	N.A.

4- Inspection of court records disclosed :-

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

Name of court	Date of order	Nature of order
N.A.	N.A.	N.A.

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

Chandra Kumar Prasad
 Reg No. 1100/715 (C.U.P.)
 Judge Court, Jhansi
 Mob. 8009074261

Office	Date of search Inspection	information
Sub registrar Jhansi	15-05-2023	The property is clear and free from all encumbrances

6- A study of the following documents disclosed:

Details of documents perused	Information
I. Original with Certified copy of title deed, executed by Shri Vrindavan S/o Shri Lote in favour of Gren Garden Homes L.L.P. through Designated Partner Shri Kamlesh Kushwaha S/o Shri Maniram Kushwaha which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9899 of pages 101-114 at sl. no. 9413 on dt. 01-09-2022 along with map which is correct, genuine and in order.	Original with Certified Copy
II. Original with Certified copy of title deed, executed by Landmark Infra Properties L.L.P through Partner Chetan Shrivastava in favour of Gren Garden Homes L.L.P. through Designated Partner Shri Kamlesh Kushwaha S/o Shri Maniram Kushwaha which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9920 of pages 215-228 at sl. no. 9995 on dt. 13-09-2022 along with map which is correct, genuine and in order.	Original with Certified Copy
III. Original with Certified copy of title deed, executed by Shri Ghanshyam Das S/o Shri Govind Das in favour of Gren Garden Homes L.L.P. through Designated Partner Shri Kamlesh Kushwaha S/o Shri Maniram Kushwaha which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9909 of pages 365-386 at sl. no. 9709 on dt. 07-09-2022 along with map which is correct, genuine and in order.	Original with Certified Copy
IV. Original with Certified copy of title deed, executed by Shri Rashail Infra Pvt. Ltd. through Director Shailendra Yadav in favour of Gren Garden Homes L.L.P. through Designated Partner Shri Kamlesh Kushwaha S/o Shri Maniram Kushwaha which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9879 of pages 301-314 at sl. no. 8905 on dt. 24-08-2022 along with map which is correct, genuine and in order.	Original with Certified Copy


 Reg. NO. 1105/17/5.C.U.P.)
 Judge Chaitanya Jhansi
 Mob. 8009074261

<p>V. Original with Certified copy of title deed, executed by Sanfran Developers Pvt. Ltd. through Shri Rajan Mishra in favour of Gren Garden Homes L.L.P. through Designated Partner Shri Kamlesh Kushwaha S/o Shri Maniram Kushwaha which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9998 of pages 381-394 at sl. no. 12130 on dt. 14-11-2022 along with map which is correct, genuine and in order.</p>	<p>Original with Certified Copy</p>
<p>VI. Original with Certified copy of title deed, executed by Smt Suman Parihar W/o Lt. Shri Veer Singh D/o Ram Singh Pariharin in favour of Gren Garden Homes L.L.P. through Designated Partner Shri Kamlesh Kushwaha S/o Shri Maniram Kushwaha which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 10020 of pages 139-158 at sl. no. 116 on dt. 04-01-2023 along with map which is correct, genuine and in order.</p>	<p>Original with Certified Copy</p>
<p>VII. Certified copy of title deed, executed by Shri Ram Singh Parihar S/o Lt. Shri Kashiram in favour of Smt Suman Parihar W/o Lt. Shri Veer Singh D/o Ram Singh Parihar which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 10046 of pages 245-262 at sl. no. 13389 on dt. 13-12-2022 along with map which is correct, genuine and in order.</p>	<p>Certified Copy</p>
<p>VIII. Certified copy of title deed, executed by Civil Judge (Sr. Div.) Jhansi in favour of Shri Rashail Infra Pvt. Ltd. through Director Shailendra Yadav which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 7546 of pages 33-52 at sl. no. 4654 on dt. 16-07-2018 along with map which is correct, genuine and in order.</p>	<p>Certified Copy</p>
<p>IX. Certified copy of title deed, executed by Shri Dinesh Kumar Verma S/o Shri Tejram verma in favour of Shri Vrindavan S/o Shri Lote which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9447 of pages 203-216 at sl. no. 8716 on dt. 05-10-2021 along with map which is correct, genuine and in order.</p>	<p>Certified Copy</p>
<p>X. Certified copy of title deed, executed by Civil Judge (Sr. Div.) Jhansi in favour of Landmark Infra Properties L.L.P through Partner Chetan Shrivastava which is regd.in Sub Registrar Office</p>	<p>Certified Copy</p>

Chetan K. Verma
 Charan Kumar Verma, Assistant
 Reg. NO. 1100/712(B.C.U.P.)
 Judge Court Jhansi
 Mob. 8009074261

<p>Jhansi Distt Jhansi in book no.1 Vol. no. 7599 of pages 353-380 at sl. no. 5556 on dt. 20-08-2018 along with map which is correct, genuine and in order.</p>	
<p>XI. Certified copy of title deed, executed by Smt Savitri W/o Shri Ramswaroop in favour of Shri Ghanshyam Das S/o Shri Govind Das which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 2484 of pages 353-378 at sl. no. 4943 on dt. 27-11-2003 along with map which is correct, genuine and in order.</p>	<p>Certified Copy</p>
<p>XII. Certified copy of title deed, executed by Shri Ramkrishan S/o Shri Umrao in favour of Shri Ghanshyam Das S/o Shri Govind Das which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 2503 of pages 383-402 at sl. no. 51 on dt. 03-01-2004 along with map which is correct, genuine and in order.</p>	<p>Certified Copy</p>
<p>XIII. Certified copy of title deed, executed by Shri Lalita Prasad & Others in favour of Sanfran Developers Pvt Ltd which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 4832 of pages 267-290 at sl. no. 1474 on dt. 02-03-2012 along with map which is correct, genuine and in order</p>	<p>Certified Copy</p>
<p>XIV. Certified True Copy of Khatouni Khata No. 205 & 233 & 67 & 355 & 326 & 70 & 72 Fasl 1425-1430 Mouza Mairy Tehsil & District Jhansi.</p>	<p>Copy</p>
<p>XV. Approved residential layout plan of "Gren Graden Homes L.L.P" Mouza Mairy Tehsil & Distt Jhansi.</p>	<p>Copy</p>

Defects noticed are indicated in the certificate given by me.

Chandra Kumar Upadhyay

ADVOCATE

Reg. NO. 11007/12 (B.C.U.P.)
Judge Compound, Jhansi
Mob. 8009074261

Chandra Kumar Upadhyay

Advocate

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

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

Shriram City Union Finance Ltd, Aavas Financiers Limited

Email: ckupadhyay2@gmail.com



Mob: 8009074261

Chem: Judges Court Compound,

Near Library Gate

Jhansi (U.P.)

ANNEXURE-IV

SPECIAL REPORT ON TITLE

To

The H.R.A.M. Head,

Date-15-05-2023

Punjab National Bank H.R.A.M, Jhansi

Ref:- Opinion on investigation of title and obtaining of search report in respect to the Property of Proposed Group Housing colony Project Known as "Gren Graden Homes L.L.P." to be built on area 3.659 Hect i.e. 36598.60 Sq. Mtr. out of area 5.215 Hect i.e. 52150 Sq.Mtr of Land Arazi No. 243, & Arazi No. 244mi & Arazi No. 245 & Arazi No. 246mi & Arazi No 250 & Arazi No. 254 at Mouza Mairy Tehsil & District Jhansi belonging to Gren Garden Homes L.L.P. through Designated Partner Shri Kamlesh Kushwaha S/o Shri Maniram Kushwaha R/o 165, Near of B.G.M School, Shivaji Nagar Jhansi Tehsil & Distt. Jhansi.

ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A. <u>PARTICULARS :-</u> 1-Name of the borrower with address.	Gren Garden Homes L.L.P. through Designated Partner Shri Kamlesh Kushwaha S/o Shri Maniram Kushwaha R/o 165, Near of B.G.M School, Shivaji Nagar Jhansi Tehsil & Distt. Jhansi
2-Name of the person offering mortgage with parentage/constitution and address.	Gren Garden Homes L.L.P. through Designated Partner Shri Kamlesh Kushwaha S/o Shri Maniram Kushwaha R/o 165, Near of B.G.M School, Shivaji Nagar Jhansi Tehsil & Distt. Jhansi
3-Details of the property to be mortgaged	Group Housing colony Project Known as "Gren Graden Homes L.L.P." to be built on area 3.659 Hect i.e. 36598.60 Sq. Mtr. out of area 5.215 Hect i.e. 52150 Sq.Mtr of Land Arazi No. 243, & Arazi No. 244mi & Arazi No. 245 & Arazi No. 246mi & Arazi No 250 & Arazi No. 254 at Mouza Mairy

Chandra Kumar Upadhyay
Reg. No. 1100/2012 (U.P.)
Judge Court Compound, Jhansi
Mob. 8009074261

As per title deed	Tehsil & District Jhansi
As per present position	Approved Lay Out Plan of Project "Gren Graden Homes L.L.P" is enclosed here with

INVESTIGATIONS :-

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

From the perusal of aforesaid documents, and inspection of the records index book No.II which are available in the office of Sub Registrar (Reg.) Jhansi for 13 preceding years in respect of the above mention property (land in question) it is found that The company **Gren Garden Homes L.L.P** has purchased Arazi No. 243, & Arazi No. 244mi & Arazi No. 245 & Arazi No. 246mi & Arazi No 250 & Arazi No. 254 total land measuring area 5.215 Hect i.e. 52150 Sq.Mtr through following title deeds & chain of title & Project "Gren Graden Homes L.L.P." to be built on area 3.659 Hect i.e. 36598.60 Sq. Mtr.

- I. That Originally/ Previously Shri Rajesh Kumar S/o Shri Maheshwra was the owner & Possessor of Arazi No. 254Mi Area 1.222 Hect Mouza Mairy Tehsil & Distt- Jhansi & his name is recorded in its Khatouni Khata No 205 fasli year 1425 to 1430 Mouza Mairy Tehsil & District Jhansi Since Fasli Year 1404.

Thereafter Shri Rajesh Kumar died and his legal heirs Smt Rajrani & Shri Jevendra Kumar & Shri Amit Kumar got the property through mode of ancestral then mutated their names in revenue record as owners & its order is recorded in its Khatouni Khata No 205 fasli year 1425 to 1430 Mouza Mairy Tehsil & District Jhansi.

Thereafter Smt Rajrani & Shri Jevendra Kumar & Shri Amit Kumar executed a registered sale deed in favour of Shri Dinesh Kumar Verma S/o Shri Tejram Verma & sold Arazi No. 254Mi area 1.222 Hect Mouza Mairy Tehsil & Distt- Jhansi to him, which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 vol. no. 9302 of pages 241-278 at sl. no. 5969 on dt. 15-07-2021 then Shri Dinesh Kumar Verma S/o Shri Tejram Verma mutated his name in revenue record as owner & its order is recorded in its Khatouni Khata No 205 fasli year 1425 to 1430 Mouza Mairy Tehsil & District Jhansi

Thereafter Shri Dinesh Kumar Verma S/o Shri Tejram Verma executed a registered sale deed in favour of Shri Vrindavan S/o Shri Lote & sold Arazi No. 254Mi area 0.611 Hect Out of area 1.222 Hect Mouza Mairy Tehsil & Distt- Jhansi to him, which is regd.in


 Sub Registrar
 Reg. No. 1100/12 (S.O.P.)
 Jhansi, Jhansi
 Mob. 8009074261

Sub Registrar Office Jhansi Distt Jhansi in book no.1 vol. no. 9447 of pages 203-216 at sl. no. 8716 on dt. 05-10-2021 then Shri Vrindavan S/o Shri Lote mutated his name in revenue record as owner & its order is recorded in its Khatouni Khata No 205 fasli year 1425 to 1430 Mouza Mairy Tehsil & District Jhansi.

Thereafter Shri Vrindavan S/o Shri Lote executed a registered sale deed in favour of Gren Garden Homes L.L.P. & sold Arazī No. 254Mi area 0.335 Hect out of area 0.611 Hect Mouza Mairy Tehsil & Distt- Jhansi to said company, which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 vol. no. 9899 of pages 101-114 at sl. no. 9413 on dt. 01-09-2022 then Gren Garden Homes L.L.P **became owner & possessor of said Land Arazī No. 254Mi area 0.335 Hect Mouza Mairy Tehsil & Distt- Jhansi.**

- II. That Originally/ Previously Shri Ram Singh S/o Shri Kashiram was the owner & Possessor of Arazī No. 250Mi Area 1.214 Hect Mouza Mairy Tehsil & Distt- Jhansi & his name is recorded in its Khatouni Khata No 233 fasli year 1425 to 1430 Mouza Mairy Tehsil & District Jhansi Since Fasli Year 1407.

Thereafter Shri Ram Singh S/o Shri Kashiram executed a registered Gift deed in favour of Smt Suman Parihar W/o Lt. Shri Veer Singh Parihar & gifted Arazī No. 250Mi Area 1.214 Hect Mouza Mairy Tehsil & Distt- Jhansi to her, which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 vol. no. 10046 of pages 245-262 at sl. no. 13389 on dt. 13-12-2022.

Thereafter Smt Suman Parihar W/o Lt. Shri Veer Singh Parihar executed a registered sale deed in favour of Gren Garden Homes L.L.P. & sold Arazī No. 250Mi Area 1.214 Hect Mouza Mairy Tehsil & Distt- Jhansi to Said Company which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 vol. no. 10020 of pages 139-158 at sl. no. 116 on dt. 04-01-2023 then Gren Garden Homes L.L.P **became owner & possessor of said Land Arazī No. 250Mi Area 1.214 Hect Mouza Mairy Tehsil & Distt- Jhansi.**

- III. That Originally/ Previously Landmark Infra Properties L.L.P through Partner Chetan Shrivastava had purchased Land Arazī No. 250mi area 1.089 Hect Mouza Mairy Tehsil & District Jhansi from Shri Ghanshayam through auction in compliance of order dtd. 27.07.2018 before the court Civil Judge (Sr. Div.) Jhansi which is regd in Sub Reg Office Jhansi vol. no. 7599 of pages 353-380 at sl. no. 5556 on dt. 20-08-2018.

Thereafter Landmark Infra Properties L.L.P through Partner Chetan Shrivastava executed a registered sale deed in favour of Gren Garden Homes L.L.P. through Designated Partner Shri Kamlesh Kushwaha S/o Shri Maniram Kushwaha & sold Arazī


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Judge Commr
Mob. 9822222222

No. 250mi area 1.089 Hect Mouza Mairy Tehsil & Distt- Jhansi to said Company, which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 vol. no. . 9920 of pages 215-228 at sl. no. 9995 on dt. 13-09-2022 then Gren Garden Homes L.L.P **became owner & possessor of said Land Arazi No. 250mi area 1.089 Hect Mouza Mairy Tehsil & Distt- Jhansi** & mutated its name in revenue record as owner which is recorded in its Khatouni Khata No 67 fasli year 1425 to 1430 Mouza Mairy Tehsil & District Jhansi.

- IV. That Originally/ Previously Shri Rashail Infra Pvt. Ltd. through Director Shailendra Yadav had purchased Land Arazi No. 246mi area 0.364 Hect Mouza Mairy Tehsil & District Jhansi From Shri Harikishun & Others through auction in compliance of order dtd. 30.04.2018 before the court Civil Judge (Sr. Div.) Jhansi which is regd in Sub Reg Office Jhansi sl. No. 7546 of pages 33-52 at sl. no. 4654 on dt. 16-07-2018.

Thereafter Shri Rashail Infra Pvt. Ltd. through Director Shailendra Yadav executed a registered sale deed in favour of Gren Garden Homes L.L.P. through Designated Partner Shri Kamlesh Kushwaha S/o Shri Maniram Kushwaha & sold Arazi No. 246mi area 0.364 Hect Mouza Mairy Tehsil & Distt- Jhansi to said Company, which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 vol. no. . 9879 of pages 301-314 at sl. no. 8905 on dt. 24-08-2022 then Gren Garden Homes L.L.P **became owner & possessor of said Land Arazi No. 246mi area 0.364 Hect Mouza Mairy Tehsil & Distt- Jhansi** & mutated its name in revenue record as owner which is recorded in its Khatouni Khata No 355 fasli year 1425 to 1430 Mouza Mairy Tehsil & District Jhansi

- V. That Originally/ Previously Sanfran Developers Pvt Ltd had purchased Land Arazi No. 243 to 248 area 0.320 Hect Mouza Mairy Tehsil & District Jhansi from Shri Lalta Prasad & Shri Sanjay Kushwaha **through registered sale deed** which is regd in Sub Reg Office Jhansi sl. No. 4832 of pages 267-290 at sl. no. 1474 on dt. 02-03-2012. Then Sanfran Developers Pvt Ltd mutated its name in revenue record as owner.

Thereafter Previously Sanfran Developers Pvt Ltd executed a registered sale deed in favour of Gren Garden Homes L.L.P. through Designated Partner Shri Kamlesh Kushwaha S/o Shri Maniram Kushwaha & sold Land Arazi No. 244 & Arazi No. 245 & Arazi No. 246mi area 0.126 Hect Mouza Mairy Tehsil & Distt- Jhansi to said Company, which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 vol. no. . 9998 of pages 381-394 at sl. no. 12130 on dt. 14-11-2022. Then Gren Garden Homes L.L.P **became owner & possessor of said Land Arazi No. Arazi No. 244 & Arazi No. 245 & Arazi No. 246mi area 0.126 Hect Mouza Mairy Tehsil & Distt- Jhansi**.


 Chandan Kumar Upadhyay
 Reg. NO. 1100 (J.C.U.P.)
 Judge Cn Jhansi
 Mob. 9869074267

VI. That Originally/ Previously Shri Ghanshyam Das S/o Shri Govind Das had purchased Land Araz No. 243mi & Araz No. 244mi & Araz No. 250/6 Total area 2.087 Hect Mouza Mairy Tehsil & District Jhansi through two registered sale deed in which first from Smt Savitri W/o Shri Ramswaroop which is registered in Sub Reg Office Jhansi sl. No. 2484 of pages 353-378 at sl. no. 4943 on dt. 27-11-2003, & Second sale deed from Shri Ramkrishan S/o Shri Umrao which is regd in Sub Reg Office Jhansi sl. No. 2503 of pages 383-402 at sl. no. 51 on dt. 03-01-2004. Then Shri Ghanshyam Das S/o Shri Govind Das mutated its name in revenue record as owner which is recorded in its Khatouni Khata No 70 & 72 fasli year 1425 to 1430 Mouza Mairy Tehsil & District Jhansi..

Thereafter Shri Ghanshyam Das S/o Shri Govind Das executed a registered sale deed in favour of Gren Garden Homes L.L.P. through Designated Partner Shri Kamlesh Kushwaha S/o Shri Maniram Kushwaha & sold Land Araz No. 243mi & Araz No. 244mi & Araz No. 250/6 Total area 2.087 Hect Mouza Mairy Tehsil & Distt- Jhansi to said Company, which is regd. in Sub Registrar Office Jhansi Distt Jhansi in book no.1 vol. no. . 9909 of pages 365-386 at sl. no. 9709 on dt. 07-09-2022 then Gren Garden Homes L.L.P **became owner & possessor of said Land** Araz No. 243mi & Araz No. 244mi & Araz No. 250/6 Total area 2.087 Hect **Mouza Mairy Tehsil & Distt- Jhansi** & mutated its name in revenue record as owner which is recorded in its Khatouni Khata No 70 & 72 fasli year 1425 to 1430 Mouza Mairy Tehsil & District Jhansi.

Therefore as per above noted description Gren Garden Homes L.L.P is purchased Land Araz No. 243, & Araz No. 244mi & Araz No. 245 & Araz No. 246mi & Araz No 250 & Araz No. 254 total land measuring area $(0.335 + 1.214 + 1.089 + 0.364 + 0.126 + 2.087) = 5.215$ Hect i.e. **52150 Sq.Mtr** Mouza Mairy Tehsil & District Jhansi.

Thereafter Gren Garden Homes L.L.P got a **residential colony lay out plan** No. 369/2022-23 dtd. 19-04-2023 & according this Proposed Group Housing colony Project Known as "**Gren Graden Homes L.L.P.**" to be built on area **3.659 Hect i.e. 36598.60 Sq. Mtr. out of area 5.215 Hect i.e. 52150 Sq.Mtr** of Land Araz No. 243, & Araz No. 244mi & Araz No. 245 & Araz No. 246mi & Araz No 250 & Araz No. 254 at Mouza Mairy Tehsil & District Jhansi.

As such title of **Gren Graden Homes L.L.P** is clear. The ownership & possession of Property presently with it with having good title above it. **Now aforesaid Gren Graden Homes L.L.P is absolute owner & in possession to the property** As such the chain of title to the property is complete which is perfect and genuine.


 Reg. NO. 11007/19 (S.C.U.P.)
 Judge Court Jhansi
 Mob. 9009074264

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

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

[Signature]
 Re: 10/12 (B.C.U.P.)
 Judge Com. and J.
 Mob 707420

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

DATE :- 15-05-2023

PLACE:- JHANSI

CHANDRA KUMAR UPADHYAY

Chandra Kumar Upadhyay, Advocate
(NAME OF THE COUNSEL)
Judge Compound, Jhansi
Mob. 8009074261