

**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:ck.upadhyay2@gmail.com

Mob:8009074261

Office: 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-23-08-2023

**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 "**Ganesh Enclave Phase-2**" to be built on area 3.139 Hect i.e. **31390 Sq. Mtr.** of Land Arazi No. 227 & 229, & 231mi & 232 & 237mi & 238 & 239 & Arazi No. 235mi 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.

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.

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

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 hereto, conducted by me, for the period from 01-01-2009 to 23-08-2023 receipt No. 2023191021207 dated 23-08-2023 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 Ram Singh Parihar S/o Shri Kashiram 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. 10242 of pages 327-344 at sl. no. 4144 on dt. 06-05-2023 along with map which is correct, genuine and in order.
- II. 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.
- III. 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

  
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- 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.
- IV. Original with Certified copy of title deed, executed by Shri Rakesh Yadav S/o Shri Hariram Yadav & Shri Rajesh Yadav S/o Shri Hariram 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. 9944 of pages 299-312 at sl. no. 10669 on dt. 29-09-2022 along with map which is correct, genuine and in order.
- V. Original with Certified copy of title deed, executed by Shubhank Infra L.L.P through Partner 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. 9917 of pages 141-154 at sl. no. 9904 on dt. 09-09-2022 along with map which is correct, genuine and in order.
- VI. Certified copy of title deed, executed by Shri Prem Singh Yadav S/o Shri Ramkishun in favour of Shubhank Infra L.L.P which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9389 of pages 173-196 at sl. no. 7454 on dt. 27-08-2021 along with map which is correct, genuine and in order.
- VII. Certified copy of title deed, executed by Shri Bhajan Singh S/o Shri Ramkishun in favour of Shubhank Infra L.L.P which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9170 of pages 271-296 at sl. no. 3803 on dt. 12-04-2021 along with map which is correct, genuine and in order.
- VIII. Certified copy of title deed, executed by Shri Ramesh Singh S/o Shri Ramkishun in favour of Shubhank Infra L.L.P which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9846 of pages 109-124 at sl. no. 7990 on dt. 30-07-2022 along with map which is correct, genuine and in order.
- IX. Original with Certified copy of title deed, executed by Smt Savita Yadav W/o Shri Shailendra Yadav D/o Shri Arjun 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 315-328 at sl. no. 8906 on dt. 24-08-2022 along with map which is correct, genuine and in order.
- X. Certified copy of title deed, executed by Shri Rasahay Yadav S/o Shri Mulayam Singh Yadav in favour of Smt Savita Yadav W/o Shri Shailendra

  
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Yadav D/o Shri Arjun which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9390 of pages 143-168 at sl. no. 7468 on dt. 27-08-2021 along with map which is correct, genuine and in order.

- XI. Original with Certified copy of title deed, executed by by Sainath Infracity L.L.P through Designated Partner Devendra Kumar Rawat 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. 9826 of pages 205-222 at sl. no. 7437 on dt. 19-07-2022 along with map which is correct, genuine and in order.
- XII. Original with Certified copy of title deed, executed by by Shri Munnalal Parihar S/o Shri Kashiram in favour of Sainath Infracity L.L.P through Designated Partner Devendra Kumar Rawat which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9666 of pages 39-56 at sl. no. 2927 on dt. 28-03-2022 along with map which is correct, genuine and in order
- XIII. Original with Certified copy of title deed, executed by Shri Raju Parihar S/o Lt. Ramswaroop Parihar & Smt Savitri W/o Lt. Shri Ramswaroop 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. 9819 of pages 55-70 at sl. no. 7233 on dt. 14-07-2022 along with map which is correct, genuine and in order.
- XIV. Certified True Copy of Khatouni Arazi No. 227 & 229, & 231mi & 232 & 237mi & 238 & 239 & Arazi No. 235mi Fasli 1419-1424 Mouza Mairy Tehsil & District Jhansi.
- XV. Approved residential layout plan of "Ganesh Enclave Phase-2" 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

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Chandra Kumar Upadhyay, Advocate  
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**Chandra Kumar Upadhyay**

Advocate

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

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

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Jhansi (U.P.)

**ANNEXURE-IV**

**SPECIAL REPORT ON TITLE**

To

The H.R.A.M. Head,

Date-23-08-2023

**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 "Ganesh Enclave Phase-2" to be built on area 3.139 Hect i.e. 31390 Sq. Mtr. of Land Arazi No. 227 & 229, & 231mi & 232 & 237mi & 238 & 239 & Arazi No. 235mi 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. PARTICULARS :- 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	Proposed Group Housing colony "Ganesh Enclave Phase-2" to be built on area 3.139 Hect i.e. 31390 Sq. Mtr. of Land Arazi No. 227 & 229, & 231mi & 232 & 237mi & 238 & 239 & Arazi No. 235mi at Mouza Mairy Tehsil & District Jhansi

*Chandra Kumar Upadhyay*  
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As per title deed	Approved Lay Out Plan of Project "Ganesh Enclave Phase-2" is enclosed here with
As per present position	

### 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 Firm **Gren Garden Homes L.L.P** has purchased Arazi No. 227 & Arazi No. 229, & Arazi No. 231mi & Arazi No. 232 & Arazi No. 237mi & Arazi No 238 & Arazi No. 239 & Arazi No. 235mi total land measuring area 3.139 Hect i.e. 31390 Sq. Mtr through following title deeds to which Project "Ganesh Enclave Phase-2." to be built.

I. That Originally/ Previously Shri Ram Singh S/o Shri Kashiram was the owner & Possessor of Land Arazi No. 229 & Arazi No. 231 & Arazi No. 232 & Arazi No. 237mi Total area 0.954 Hect Out of area 2.861 Hect Mouza Mairy Tehsil & Distt- Jhansi & his name is recorded in its Khatouni Khata No 175 fasli year 1425 to 1430 Since Fasli Year 1387.

Thereafter Shri Ram Singh S/o Shri Kashiram executed a registered sale deed in favour of Gren Garden Homes L.L.P. & sold Land Arazi No. 229 & Arazi No. 231 & Arazi No. 232 & Arazi No. 237mi Total area 0.954 Hect Out of area 2.861 Hect Mouza Mairy Tehsil & Distt- Jhansi to Said Firm which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 vol. no. 10242 of pages 327-344 at sl. no. 4144 on dt. 06-05-2023 then Gren Garden Homes L.L.P **became owner & possessor of said Land** Arazi No. 229 & Arazi No. 231 & Arazi No. 232 & Arazi No. 237mi **Mouza Mairy Tehsil & Distt- Jhansi.** & mutated said firm name in revenue record as owner in its Khatouni Khata No 175 fasli year 1425 to 1430.

II. That Originally/ Previously Shri Ram Singh Parihar S/o Lt. Shri Kashiram was the owner & Possessor of Land Arazi No. 238 & Arazi No. 239 Total Area 0.158 Hect Mouza Mairy Tehsil & Distt- Jhansi & his name is recorded on its Khatouni Khata No 221 fasli year 1419 to 1424.

  
Chandar Kumar Upadhyay, Advocate  
Reg. NO. 11007/12 (B.C.U.P.)  
Judee Compound, Jhansi  
8009071261

Thereafter Shri Ram Singh Parihar S/o Lt. Shri Kashiram executed a registered Gift deed in favour of Smt Suman Parihar W/o Lt. Shri Veer Singh D/o Ram Singh Parihar & Gifted Arazi No. 238 & Arazi No. 239 Total Area 0.158 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 D/o Ram Singh Parihar executed a registered sale deed in favour of Gren Garden Homes L.L.P. & sold Land Arazi No. 238 & Arazi No. 239 Total Area 0.158 Hect Mouza Mairy Tehsil & Distt- Jhansi to said firm, 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 Arazi No. 238 & Arazi No. 239 Mouza Mairy Tehsil & Distt- Jhansi.**

III. That Originally/ Previously Shri Rakesh Yadav & Shri Rajesh Yadav Ss/o Shri Hariram Yadav were the owners & Possessors of Land Arazi No. 238 & Arazi No. 239 Total Area 0.031 Hect Mouza Mairy Tehsil & Distt- Jhansi & their names is recorded in its Khatouni Khata No 234 fasli year 1425 to 1430 Mouza Mairy Tehsil & District Jhansi Since Fasli Year 1405.

Thereafter Shri Rakesh Yadav Shri Rajesh Yadav Ss/o Shri Hariram Yadav executed a registered sale deed in favour of Gren Garden Homes L.L.P. & sold Land Arazi No. 238 & Arazi No. 239 Total Area 0.031 Hect to said Firm, which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 vol. no. 9944 of pages 299-312 at sl. no. 10669 on dt. 29-09-2022 then Gren Garden Homes L.L.P **became owner & possessor of said Land Arazi No. 238 & Arazi No. 239 Mouza Mairy Tehsil & Distt- Jhansi**

IV. That Originally/ Previously Shri Prem Singh Yadav & Shri Bhajan Singh & Shri Ramesh Singh Ss/o Shri Ramkishun were the co-owners & co-Possessors of Arazi No. 235mi with  $\frac{3}{4}$  share area 0.072 Hect out of Area 0.097 Hect Mouza Mairy Tehsil & Distt- Jhansi & their names is recorded in its Khatouni Khata No 179 fasli year 1419 to 1424.

Thereafter Shri Prem Singh Yadav S/o Shri Ramkishun executed a registered Sale deed in favour of Shubhank Infra L.L.P & sold Land Arazi No. 235mi area 0.024 Hect Out of Area 0.097 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. 9389 of pages 173-196 at sl. no. 7454 on dt. 27-08-2021.

  
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Thereafter Shri Bhajan Singh S/o Shri Ramkishun executed a registered Sale deed in favour of Shubhank Infra L.L.P & sold Land Arazi No. 235mi area 0.024 Hect Out of Area 0.097 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. 9170 of pages 271-296 at sl. no. 3803 on dt. 12-04-2021.

Thereafter Shri Ramesh Singh S/o Shri Ramkishun executed a registered Sale deed in favour of Shubhank Infra L.L.P & sold Arazi No. 235mi area 0.024 Hect Out of Area 0.097 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. 9846 of pages 109-124 at sl. no. 7990 on dt. 30-07-2022.

Thereafter Shubhank Infra L.L.P 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. 235mi area 0.072 out of Area 0.097 Mouza Mairy Tehsil & Distt- Jhansi to said Firm, which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 vol. no. . 9917 of pages 141-154 at sl. no. 9904 on dt. 09-09-2022 then Gren Garden Homes L.L.P **became owner & possessor of said Land Arazi No. 235mi Mouza Mairy Tehsil & Distt- Jhansi.**

- V. That Originally/ Previously Shri Ramsahay Yadav S/o Shri Mulayam Singh was the owner & Possessor of Arazi No. 227 Area 0.016 Hect Mouza Mairy Tehsil & Distt- Jhansi & his name is recorded in its Khatouni Khata No 217 fasli year 1419 to 1424 Mouza Mairy Tehsil & District Jhansi.

Thereafter Shri Ramsahay Yadav S/o Shri Mulayam Singh Yadav executed a registered sale deed in favour of Smt Savita Yadav W/o Shri Shailendra Yadav D/o Shri Arjun & sold Land Arazi No. 227 area 0.016 Hect Mouza Mairy Tehsil & Distt- Jhansi to her, which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 vol. no. 9390 of pages 143-168 at sl. no. 7468 on dt. 27-08-2021.

Thereafter Smt Savita Yadav W/o Shri Shailendra Yadav D/o Shri Arjun executed a registered sale deed in favour of Gren Garden Homes L.L.P. & sold Land Arazi No. 227 Area 0.016 Hect Mouza Mairy Tehsil & Distt- Jhansi to said Firm, which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 vol. no. 9879 of pages 315-328 at sl. no. 8906 on dt. 24-08-2022 then Gren Garden Homes L.L.P **became owner & possessor of said Land Arazi No. 227 Hect Mouza Mairy Tehsil & Distt- Jhansi** & mutated said firm name in revenue record as owner in its Khatouni Khata No 229 fasli year 1425 to 1430.

  
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VI. That Originally/ Previously Shri Munnalal Parihar S/o Shri Kashiram was the owner & Possessor of Arazi No. 229 & Arazi No. 231 & Arazi No. 232 & Arazi No. 237mi with 1/3 share area 0.954 Hect Out of area 2.861 Hect Mouza Mairy Tehsil & Distt- Jhansi & his name is recorded in its Khatouni Khata No 153 fasli year 1419 to 1424.

Thereafter Shri Munnalal Parihar S/o Shri Kashiram executed a registered sale deed in favour of Sainath Infracity L.L.P & sold Land Arazi No. 229 & Arazi No. 231 & Arazi No. 232 & Arazi No. 237mi Total 0.954 Hect Out of area 2.861 Hect Mouza Mairy Tehsil & Distt- Jhansi to Firm, which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 vol. no. 9666 of pages 39-56 at sl. no. 2927 on dt. 28-03-2022.

Thereafter Sainath Infracity L.L.P executed a registered sale deed in favour of Gren Garden Homes L.L.P. & sold Land Arazi No. 229 & Arazi No. 231 & Arazi No. 232 & Arazi No. 237mi Total 0.954 Hect Out of area 2.861 Hect Mouza Mairy Tehsil & Distt- Jhansi to Firm which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 vol. no. 9826 of pages 205-222 at sl. no. 7437 on dt. 19-07-2022 then Gren Garden Homes L.L.P **became owner & possessor of said Land d Arazi No. 229 & Arazi No. 231 & Arazi No. 232 & Arazi No. 237mi Mouza Mairy Tehsil & Distt- Jhansi**

VII. That Originally/ Previously Shri Raju Parihar S/o Lt. Ramswaroop Parihar & Smt Savitri W/o Lt. Shri Ramswaroop Parihar were the owners & Possessors of Land Arazi No. 229 & Arazi No. 231 & Arazi No. 232 & Arazi No. 237mi with 1/3 share area 0.954 Hect Out of area 2.861 Hect Mouza Mairy Tehsil & Distt- Jhansi & his name is recorded in its Khatouni Khata No 153 fasli year 1419 to 1424.

Thereafter Shri Raju Parihar S/o Lt. Ramswaroop Parihar & Smt Savitri W/o Lt. Shri Ramswaroop Parihar executed a registered sale deed in favour of Gren Garden Homes L.L.P. & sold Land Arazi No. 229 & Arazi No. 231 & Arazi No. 232 & Arazi No. 237mi Total 0.954 Hect Out of area 2.861 Hect Mouza Mairy Tehsil & Distt- Jhansi to Firm which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 vol. no. 9819 of pages 55-70 at sl. no. 7233 on dt. 14-07-2022 then Gren Garden Homes L.L.P **became owner & possessor of said Land Arazi No. 229 & Arazi No. 231 & Arazi No. 232 & Arazi No. 237mi Mouza Mairy Tehsil & Distt- Jhansi.**

Therefore as per above noted description Gren Garden Homes L.L.P is purchased Land Arazi No. 227 & 229, & 231mi & 232 & 237mi & 238 & 239 & Arazi No. 235mi total land measuring area (0.954 +0.158 +0.031 +0.072 +0.016 +0.954 +0.954)= **3.139 Hect i.e. 31390 Sq.Mtr** Mouza Mairy Tehsil & District Jhansi.

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

Thereafter Gren Garden Homes L.L.P got a residential colony lay out plan & according this Proposed Group Housing colony Project Known as "Ganesh Enclave Phase-2." to be built on area 3.139 Hect i.e. 31390 Sq. Mtr. of Land Arazi No. 227 & 229, & 231mi & 232 & 237mi & 238 & 239 & Arazi No. 235mi 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.

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

  
Chandra Kumar Upadhyay, Advocate  
Reg. NO. 11007/12 (B.C.U.P.)  
Judge Compound, Jhansi  
Pin- 2000074261

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.
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

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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 :- 23-08-2023

PLACE:- JHANSI

**CHANDRA KUMAR UPADHYAY**

(NAME OF THE COUNSEL)

*Chandra Kumar Upadhyay, Advocate*  
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Mob. 8009074261

**Chandra Kumar Upadhyay**

Advocate

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

Jila Sahkari 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-23-08-2023**

**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.

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- 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 Gift 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:**

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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. Certified copy of title deed, executed by Shri Ram Singh Parihar S/o Shri Kashiram 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. 10242 of pages 327-344 at sl. no. 4144 on dt. 06-05-2023 along with map which is correct, genuine and in order.	Certified Copy
II. 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.	Certified Copy
III. Certified copy of Gift 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.	Certified Copy
IV. Certified copy of title deed, executed by Shri Rakesh Yadav S/o Shri Hariram Yadav & Shri Rajesh Yadav S/o Shri Hariram 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. 9944 of pages 299-312 at sl. no. 10669 on dt. 29-09-2022 along with map which is correct, genuine and in order.	Certified Copy

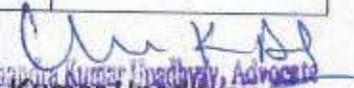
  
Chandra Kumar Upadhyay, Advocate  
Reg. NO. 11007/12 (B.C.U.P.)  
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3009074261

<p>V. Certified copy of title deed, executed by Shubhank Infra L.L.P through Partner 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. 9917 of pages 141-154 at sl. no. 9904 on dt. 09-09-2022 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 Prem Singh Yadav S/o Shri Ramkishun in favour of Shubhanl. Infra L.L.P which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9389 of pages 173-196 at sl. no. 7454 on dt. 27-08-2021 along with map which is correct, genuine and in order.</p>	<p>Certified Copy</p>
<p>VII. Certified copy of title deed, executed by Shri Bhajan Singh S/o Shri Ramkishun in favour of Shubhank Infra L.L.P which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9170 of pages 271-296 at sl. no. 3803 on dt. 12-04-2021 along with map which is correct, genuine and in order.</p>	<p>Certified Copy</p>
<p>VIII. Certified copy of title deed, executed by Shri Ramesh Singh S/o Shri Ramkishun in favour of Shubhank Infra L.L.P which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9846 of pages 109-124 at sl. no. 7990 on dt. 30-07-2022 along with map which is correct, genuine and in order</p>	<p>Certified Copy</p>
<p>IX. Certified copy of title deed, executed by Smt Savita Yadav W/o Shri Shailendra Yadav D/o Shri Arjun 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 315-328 at sl. no. 8906 on dt. 24-08-2022 along with map which is correct, genuine and in order.</p>	<p>Certified Copy</p>
<p>X. Certified copy of title deed, executed by Shri Rasahay Yadav S/o Shri Mulayam Singh Yadav in favour of Smt Savita Yadav W/o Shri Shailendra Yadav D/o Shri Arjun which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9390 of pages 143-168 at sl. no. 7468 on dt. 27-08-2021 along with map</p>	<p>Certified Copy</p>

  
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which is correct, genuine and in order.	
<p>XI. Certified copy of title deed, executed by by Sainath Infracity L.L.P through Designated Partner Devendra Kumar Rawat 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. 9826 of pages 205-222 at sl. no. 7437 on dt. 19-07-2022 along with map which is correct, genuine and in order.</p>	Certified Copy
<p>XII. Certified copy of title deed, executed by by Shri Munnalal Parihar S/o Shri Kashiram in favour of Sainath Infracity L.L.P through Designated Partner Devendra Kumar Rawat which is regd.in Sub Registrar Office Jhansi Distt Jhansi in book no.1 Vol. no. 9666 of pages 39-56 at sl. no. 2927 on dt. 28-03-2022 along with map which is correct, genuine and in order</p>	Certified Copy
<p>XIII. Certified copy of title deed, executed by Shri Raju Parihar S/o Lt. Ramswaroop Parihar &amp; Smt Savitri W/o Lt. Shri Ramswaroop 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. 9819 of pages 55-70 at sl. no. 7233 on dt. 14-07-2022 along with map which is correct, genuine and in order.</p>	Certified Copy
<p>XIV. Certified True Copy of Khatouni Arazi No. 227 &amp; 229, &amp; 231mi &amp; 232 &amp; 237mi &amp; 238 &amp; 239 &amp; Arazi No. 235mi Fasli 1419-1424 Mouza Mairy Tehsil &amp; District Jhansi.</p>	Copy
<p>XV. Approved residential layout plan of "Ganesh Enclave Phase-2" Mouza Mairy Tehsil &amp; Distt Jhansi.</p>	Copy

Defects noticed are indicated in the certificate given by me.

  
**Chandra Kumar Upadhyay**  
 (Advocate)  
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 ADVOCATE  
 Mob. 8009074261