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	Dated: 31-10-2025
Ref:- NEC 2025-26	

LEGAL TITLE SEARCH REPORT

To,
U.P. Real Estate Regulatory Authority
Lucknow U.P.

- Name & address of the owner :1- M/s Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through partners Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khata Baba Mandir, Isaitola, Jhansi.
2- Sri Shyam Sunder S/o Sri Hari Shanker R/o 337, Gudri, Tehsil & Distt. Jhansi.
- Details /description of documents scrutinized.

Sl. No.	Date	Name/ Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc.
Chain-1			
1	1430-1435 F	Khatauni	Copy
2	05-04-2023	Sale deed	Copy
Chain-2			
1	1429-1434 F	Khatauni	Copy
2	18-03-2021	Sale deed	Copy
3	16-05-2023	Sale deed	Copy
Chain-3			
1	1429-1434 F	Khatauni	Copy
2	03-06-2023	Sale deed	Copy
Chain-4			
1	03-09-2015	Sale deed	Copy
2	03-09-2021	Sale deed	Copy
3	1430-1435 F	Khatauni	Copy
4	04-07-2023	Sale deed	Copy
Chain-5			
1	1430-1435 F	Khatauni	Copy
2	04-07-2023	Sale deed	Copy
Chain-6			
1	1430-1435 F	Khatauni	Copy
2	11-07-2023	Sale deed	Copy
Chain-7			
1	1412-1417 F	Khatauni	Copy
2	10-05-2022	Sale deed	Copy



3	20-07-2023	Sale deed	Copy
Chain-8			
1	31-05-2018	Sale Certificate	Copy
2	11-08-2023	Sale deed	Copy
Chain-9			
1	1430-1435 F	3 No. Khatauni	Copy
2	07-11-2017	Sale deed	Copy
3	11-08-2023	Sale deed	Copy
Chain-10			
1	1412-1417 F	Khatauni	Copy
2	25-07-2013	Sale deed	Copy
3	24-08-2023	Sale deed	Copy
Chain-11			
1	1430-1435 F	3 No. Khatauni	Copy
2	16-10-2023	Gift deed	Copy
3	26-10-2023	Sale deed	Copy
Chain-12			
1	27-07-1993	Sale deed	Copy
2	29-03-1994	Sale deed	Copy
3	1412-1417 & 1430-1435 F	Khatauni	Copy
4	29-11-2023	Sale deed	Copy
Chain-13			
1	1430-1435 F	Khatauni	Copy
2	30-11-2023	Sale deed	Copy
Chain-14			
1	1430-1435 F	2 No. Khatauni	Copy
2	02-01-2024	Sale deed	Copy
Chain-15			
1	1412-1417 F	Khatauni	Copy
2	30-11-2009	Sale deed	Copy
3	11-08-2009	Sale deed	Copy
4	28-02-2006	Sale deed	Copy
5	03-06-2006	Sale deed	Copy
6	16-05-2023	Sale deed	Copy
7	25-02-2020	Sale deed	Copy
Chain-16			
1	1412-1417 F	Khatauni	Copy
2	04-07-2005	Sale deed	Copy
3	15-06-2006	Sale deed	Copy
4	20-06-2005	Sale deed	Copy
5	03-05-2024	Sale deed	Copy
Chain-17			
1	1430-1435 F	Khatauni	Copy
2	18-07-2024	Sale deed	Copy
Chain-18			
1	27-07-1993	Sale deed	Copy
2	18-07-2013	Sale deed	Copy
3	1430-1435 F	Khatauni	Copy
4	01-06-2022	Sale deed	Copy
5	30-08-2024	Sale deed	Copy
Chain-19			
1	1411-1416 F	Khatauni	Copy
2	23-02-2008	Sale deed	Copy
3	23-12-2010	Sale deed	Copy
4	12-05-2015	Sale deed	Copy
5	25-02-2020	Sale deed	Copy
6	1429-1434 F	Khatauni	Copy
7	19-11-2014	Sale deed	Copy
8	01-06-2021	Sale deed	Copy



9	04-09-2024	Sale deed	Copy
10	-	Land use letter	Copy
Chain-20			
1	1429-1434 F	Khatauni	Copy
2	25-08-2011	Sale deed	Copy
3	20-11-2024	Sale deed	Copy
Chain-21			
1	31-05-2008	Sale deed	Copy
2	04-06-2008	Sale deed	Copy
3	1430-1435 F	Khatauni	Copy
4	15-01-2025	Sale deed	Copy
Chain-22			
1	1429-1434 F	4 No. Khatauni	Copy
2	12-03-2025	Sale deed	Copy
Chain-23			
1	1429-1434 F	4 No. Khatauni	Copy
2	12-03-2025	Sale deed	Copy
Chain-24			
1	1429-1434 F	Khatauni	Copy
2	12-03-2025	Sale deed	Copy
Chain-25			
1	1429-1434 F	Khatauni	Copy
2	08-04-2024	Sale deed	Copy
3	10-09-2024	Death Certificate	Copy
4	07-10-2024	Family Member Certificate	Copy
5	29-10-2024	Mukhtaarnama	Copy
6	12-03-2025	Sale deed	Copy
Chain-26			
1	1429-1434 F	Khatauni	Copy
2	27-06-2024	Sale deed	Copy
3	25-03-2025	Sale deed	Copy
Chain-27			
1	1430-1435 F	3 No. Khatauni	Copy
2	27-05-2025	Sale deed	Copy
1	27-09-2025	Layout Plan	Copy
2	29-07-2025	Development Agreement	Copy

3. Details /description of the property/properties

Sy.No. Khata No. House No. Site No.	Extent Areas of land/ building	Location Sub Dist/ District/ District/Village/Mu nicipality etc.	Boundary
Group Housing Residential Project "Namo Paradise" situated at Mauja Bhojla & Simardha, Tehsil & Distt. Jhansi. Araj No. 398, 399, 400, 405, 406, 408, 409, 410 Mauja Bhojla Tehsil & Distt. Jhansi Araj No. 237, 238, 239, 240, 256, 257, 264, 236/1 & 257/3 Mauja Simardha Tehsil & Distt. Jhansi	Total area of land involved in this project is 59939.72 sq.mt. Total No. of plots Block A- 67 Nos. Total No. of plots Block B- 151 Nos. Total No. of EWS Flats- 22Nos. Total No. of LIG Flats - 22 Nos.	Mauja Bhojla & Simardha Paragna & Distt. Jhansi	East - NA West - NA North - NA South - NA



4. Brief history of the property and how the owner/mortgagor has derived title:

Chain-1

That Khatauni of Khata No. 00324 Vill-Bhojla Tehsil & Distt. Jhansi for 1430-1435 Fasli shows that Sri Chandra Shekhar Yadav S/o Sri Radhey Lal R/o Nandu Colony, Dadiapura, Jhansi & Sri Jagat Singh Gaur S/o Sri Arjun Singh Gaur R/o 1246, Shivaji Nagar, Dadiapura, Jhansi & Sri Ram Krishna Yadav S/o Sri Dayaram R/o Shivaji Nagar, Dadiapura, Jhansi are Co-Sankramani Bhumidhar of land Araji No. 406 Mauja Bhojla Tehsil & Distt. Jhansi since 1387 fasli i.e. year 1980.

Thereafter Sri Chandra Shekhar Yadav S/o Sri Radhey Lal R/o Nandu Colony, Dadiapura, Jhansi & Sri Jagat Singh Gaur S/o Sri Arjun Singh Gaur R/o 1246, Shivaji Nagar, Dadiapura, Jhansi & Sri Ram Krishna Yadav S/o Sri Dayaram R/o Shivaji Nagar, Dadiapura, Jhansi sold above land Araji No. 406 area 0.162 hect. through sale deed dt. 05-04-2023 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 05-04-2023 and entered in Bahi No.1 Zild-10208 Page 175-192 at serial No. 3274.

Chain-2

That Khatauni of Khata No. 0098 Vill-Simardha Tehsil & Distt. Jhansi for 1429-1434 fasli shows that Sri Chandrabhan Singh S/o Sri Ram Prakash R/o Vill-Simardha Tehsil & Distt. Jhansi is Co- Sankramani Bhumidhar of land Araji No. 237^{फ़ी}, 238^{फ़ी}, 239^{फ़ी} & 257^{फ़ी} Vill-Simardha Tehsil & Distt. Jhansi since 1387 fasli means year 1980.

Thereafter Sri Chandrabhan S/o Ram Prakash sold above land Araji No. 237^{फ़ी}, 238^{फ़ी}, 239^{फ़ी} & 257^{फ़ी} etc. total No. 14 area 0.401 hect. situated at Vill-Simardha Tehsil & Distt. Jhansi through sale deed dt. 18-03-2021 to Ghanaram Infra Engineers Pvt. Ltd. 8/18, West Patel Nagar, New Delhi, Sri Vishan Singh. This Sale deed is registered in sub-registrar office, Jhansi on 18-03-2021 and entered in Bahi No.1 Zild-9121 Page 291-320 at serial No. 2972.

Thereafter Ghanaram Infra Engineers Pvt. Ltd. 8/18, West Patel Nagar, New Delhi through Sri Vishan Singh sold above land Araji No. 237^{फ़ी}, 238^{फ़ी}, 239^{फ़ी} & 257^{फ़ी} area 0.129 hect. through sale deed dt. 16-05-2023 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 16-05-2023 and entered in Bahi No.1 Zild-10181 Page 51-68 at serial No. 4283.

Chain-3

That Khatauni of Khata No. 00098 Vill-Simardha Tehsil & Distt. Jhansi for 1429-1434 Fasli shows that Sri Ankt Yadav S/o Sri Raghuraj Singh, Km. Shivi D/o Raghuraj Singh & Smt. Sandhya Devi W/o Sri Raghuraj Singh are Co-Sankramani Bhumidhar of land Araji No. 237^{फ़ी}, 238^{फ़ी}, 239^{फ़ी}, 256 & 257^{फ़ी} Mauja Simardha Tehsil & Distt. Jhansi since 1387 fasli i.e. year 1980.

Thereafter Sri Ankit Yadav S/o Sri Raghuraj Singh, Km. Shivi D/o Raghuraj Singh & Smt. Sandhya Devi W/o Sri Raghuraj Singh R/o Vill-Gaupura Tehsil-Moth Distt. Jhansi sold above land Araji No. 237^{फ़ी}, 238^{फ़ी}, 239^{फ़ी}, 256 & 257^{फ़ी} situated at Mauja Simardha Tehsil & Distt. Jhansi total area 0.632 hect. through sale deed dt. 03-06-2023 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 03-06-2023 and entered in Bahi No.1 Zild-10280 Page 1-18 at serial No. 5122.

Chain-4

That Sri Rajendra S/o Sri Sarju Prasad was owner of land Araji No. 406 area 1.380 hect. ka ½ part i.e. 0.276 hect. situated at Mauja Bhojla Tehsil & Distt. Jhansi who sold it through sale deed dt. 03-09-2015 to Smt. Keshkali W/o Sri Hariram R/o Vill-Simardha Tehsil & Distt. Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 03-09-2015 and entered in Bahi No.1 Zild-6266 Page 345-364 at serial No. 6167.

Thereafter Smt. Keshkali Rajpoot W/o Sri Hariram Rajpoot sold this land Araji No. 406 area 0.276 hect. through sale deed dt. 03-09-2021 to SRJ Housing LLP, 372/13, Civil Line Gwallor Road, Jhansi through Sri Sanjay Kumar Chaudha. This Sale deed is registered in sub-registrar office, Jhansi on 03-09-2021 and entered in Bahi No.1 Zild-9401 Page 253-274 at serial No. 7658.

That Khatauni of Khata No. 00324 Vill-Bhojla Tehsil & Distt. Jhansi for 1430-1435 Fasli shows that name of SRJ Housing LLP has been mutated in revenue records on Araji No. 406.

Thereafter SRJ Housing LLP, 372, Civil Line Gwallor Road, Jhansi through representative Sri Sanjay Kumar Chaudha sold above land Araji No. 406 area 0.276 hect. through sale deed dt. 04-07-2023 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 04-07-2023 and entered in Bahi No.1 Zild-10245 Page 111-128 at serial No. 6030.

Chain-5



That Khatauni of Khata No. 00046 & 00386 Vill-Bhojla Tehsil & Distt. Jhansi for 1430-1435 Fasli shows that SRJ Housing LLP is Co-Sankramani Bhumidhar of land Araji No. 408 & 409 Mauja Bhojla Tehsil & Distt. Jhansi since 1387 fasli i.e. year 1980.

Thereafter SRJ Housing LLP, 372, Civil Line Gwalior Road, Jhansi through representative Sri Siddharth Gupta sold above land Araji No. 408 & 409 area 0.0453 hect. through sale deed dt. 04-07-2023 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 04-07-2023 and entered in Bahi No.1 Zild-10318 Page 33-50 at serial No. 6116.

Chain-6

That Khatauni of Khata No. 00324 Vill-Bhojla Tehsil & Distt. Jhansi for 1430-1435 Fasli shows that Sri Govind Singh S/o Sri Sarju Prasad is Co-Sankramani Bhumidhar of land Araji No. 406 Mauja Bhojla Tehsil & Distt. Jhansi since 1387 fasli i.e. year 1980.

Thereafter Sri Govind Singh S/o Sarju Prasad R/o Vill-Bhojla Tehsil & Distt. Jhansi sold above land Araji No. 406 area 1.380 hect. ka 1/5 part i.e. 0.276 hect. through sale deed dt. 11-07-2023 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 11-07-2023 and entered in Bahi No.1 Zild-10327 Page 141-156 at serial No. 6376.

Chain-7

That Khatauni of Khata No. 00313 Vill-Bhojla Tehsil & Distt. Jhansi for 1412-1417 fasli shows that Sri Rajaram S/o Sunder is Co-Sankramani Bhumidhar of land Araji No. 398, Vill-Bhojla Tehsil & Distt. Jhansi since 1387 fasli means year 1980.

Thereafter Sri Rajaram S/o Late Sunder sold above land Araji No. 398 area 0.206 hect. situated at Vill-Bhojla Tehsil & Distt. Jhansi through sale deed dt. 10-05-2022 to Sri Narendra Jain S/o Sri Kapoor Chandra R/o C.P. Mission Compound, Jhansi & Sri Satyendra Singh S/o Sri Natthu Singh R/o Outside Datia Gate, Jhansi & Sri Chandrapal S/o Sri Jaswant Singh Yadav R/o Vill-Simardha Tehsil & Distt. Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 10-05-2022 and entered in Bahi No.1 Zild-9728 Page 321-342 at serial No. 4648.

Thereafter Sri Narendra Jain, Satendra Singh & Chandrapal sold above land Araji No. 398 area 0.206 hect. through sale deed dt. 20-07-2023 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 20-07-2023 and entered in Bahi No.1 Zild-10340 Page 345-360 at serial No. 6726.

Chain-8

That in court auction of Civil Judge (S.D.) Jhansi Bivu Infra Properties Pvt. Ltd. 808, Gwalior Road, Jhansi through representative Sri Sanjay Kumar Srivastava S/o Sri Jagdish Narain Srivastava R/o 341, Behind Tehsil, Jhansi purchased land Araji No. 405⁷⁰ area 0.5870 hect. etc. total No. 10 area 3.5030 hect. on 19-05-2018 and consequently sale certificate dt. 31-05-2018 was issued by Hon'ble Court which was registered in Sub-Registrar Office, Jhansi on 27-09-2018 Bahi No. 1 Zild-7650 Page 281-328 at serial No. 6364.

Thereafter Bivu Infra Properties Pvt. Ltd. 808, Gwalior Road, Jhansi through representative Sri Sanjay Kumar Srivastava S/o Sri Jagdish Narain Srivastava R/o 341, Behind Tehsil, Jhansi sold above land Araji No. 405⁷⁰ area 0.587 hect. through sale deed dt. 11-08-2023 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 11-08-2023 and entered in Bahi No.1 Zild-10372 Page 343-358 at serial No. 7521.

Chain-9

That Khatauni of Khata No. 00390 Vill-Bhojla Tehsil & Distt. Jhansi for 1430-1435 fasli shows that Smt. Vineeta W/o Sri Balveer & Aniket & Akash minor S/o Late Balveer through guardian Smt. Vineeta (Mother) R/o Vill-Bhojla Tehsil & Distt. Jhansi are Co-Sankramani Bhumidhar of land Araji No. 398, Vill-Bhojla Tehsil & Distt. Jhansi since 1387 fasli means year 1980.

That Khatauni of Khata No. 00046 Vill-Bhojla Tehsil & Distt. Jhansi for 1430-1435 fasli shows that Smt. Vineeta W/o Sri Balveer & Aniket & Akash minor S/o Late Balveer through guardian Smt. Vineeta (Mother) R/o Vill-Bhojla Tehsil & Distt. Jhansi are Co-Sankramani Bhumidhar of land Araji No. 408, Vill-Bhojla Tehsil & Distt. Jhansi since 1387 fasli means year 1980.

That Khatauni of Khata No. 00386 Vill-Bhojla Tehsil & Distt. Jhansi for 1430-1435 fasli shows that Smt. Vineeta W/o Sri Balveer & Aniket & Akash minor S/o Late Balveer through guardian Smt. Vineeta (Mother) R/o Vill-Bhojla Tehsil & Distt. Jhansi are Co-Sankramani Bhumidhar of land Araji No. 409, Vill-Bhojla Tehsil & Distt. Jhansi since 1387 fasli means year 1980.



Thereafter Smt. Vineeta W/o Late Sri Balveer & Aniket & Akash minor S/o Late Balveer through guardian Smt. Vineeta (Mother) R/o Vill-Bhojla Tehsil & Distt. Jhansi sold above land Araji No. 398 area 0.029 hect. & Araji No. 408 area 0.299 hect. ka 1/56 part and Araji No. 409 area 0.032 hect. ka 1/28 part through sale deed dt. 07-11-2017 to Raj Infra Properties Pvt. Ltd. Gwallor Road, Jhansi through director Sri Mankesh S/o Sri Om Prakash R/o Sadar Bazar, Jhansi. This sale deed is registered in sub-registrar office, Jhansi on 07-11-2017 and entered in Bahi No.1 Zild-7207 Page 217-260 at serial No. 5534.

Thereafter Raj Infra Properties Pvt. Ltd. Gwallor Road, Jhansi through director Sri Mankesh S/o Sri Om Prakash R/o Sadar Bazar, Jhansi sold this land Araji No. 398 area 0.029 hect & Araji No. 408 area 0.005 hect. and Araji No. 409 area 0.001 hect. situated at Mauja Bhojla Tehsil & Distt. Jhansi through sale deed dt. 11-08-2023 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 11-08-2023 and entered in Bahi No.1 Zild-10372 Page 309-326 at serial No. 7519.

Chain-10

That Khatauni of Khata No. 00314 Vill-Bhojla Tehsil & Distt. Jhansi for 1412-1417 fasli shows that Sri Rajesh S/o Asharam R/o Vill-Bhojla Tehsil & Distt. Jhansi is Co- Sankramani Bhumidhar of land Araji No. 408 etc. Vill-Bhojla Tehsil & Distt. Jhansi since 1387 fasli means year 1980.

Thereafter Sri Rajesh alias Rajan S/o Asharam R/o Vill-Bhojla Tehsil & Distt. Jhansi sold above land Araji No. 408 area 0.299 hect. ka 1/8 part through sale deed dt. 25-07-2013 to Devendra Singh S/o Sri Prem Vijay Singh R/o Bhojla, Jhansi. This sale deed is registered in sub-registrar office, Jhansi on 25-07-2013 and entered in Bahi No.1 Zild-5425 Page 27-48 at serial No. 5304.

Thereafter Sri Devendra Singh died on 11-12-2004 and his legal heir and father Sri Prem Vijay Singh S/o Sri Asharam Yadav sold above land Araji No. 408 area 0.299 hect. ka 1/8 part through sale deed dt. 24-08-2023 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 24-08-2023 and entered in Bahi No.1 Zild-10393 Page 393-408 at serial No. 8091.

Chain-11

That Khatauni of Khata No. 00390 Vill-Bhojla Tehsil & Distt. Jhansi for 1430-1435 fasli shows that Smt. Prema Devi W/o Sri Babulal R/o Vill-Bhojla Tehsil & Distt. Jhansi is Co- Sankramani Bhumidhar of land Araji No. 398, Vill-Bhojla Tehsil & Distt. Jhansi since 1387 fasli means year 1980.

That Khatauni of Khata No. 00046 Vill-Bhojla Tehsil & Distt. Jhansi for 1430-1435 fasli shows that Smt. Prema Devi W/o Sri Babulal R/o Vill-Bhojla Tehsil & Distt. Jhansi is Co- Sankramani Bhumidhar of land Araji No. 408, Vill-Bhojla Tehsil & Distt. Jhansi since 1387 fasli means year 1980.

That Khatauni of Khata No. 00386 Vill-Bhojla Tehsil & Distt. Jhansi for 1430-1435 fasli shows that Smt. Prema Devi W/o Sri Babulal R/o Vill-Bhojla Tehsil & Distt. Jhansi is Co- Sankramani Bhumidhar of land Araji No. 409, Vill-Bhojla Tehsil & Distt. Jhansi since 1387 fasli means year 1980.

Thereafter Smt. Premi Devi Alias Prem W/o Late Babulal gifted above land Araji No. 398 area 0.029 hect. & Araji No. 408 area 0.299 hect. ka 1/56 part and Araji No. 409 area 0.032 hect. ka 1/28 part through gift deed dt. 16-10-2023 to Sri Ravindra Yadav S/o Sri Karan Singh R/o Vill-Bhojla, Tehsil & Distt. Jhansi. This gift deed is registered in sub-registrar office, Jhansi on 16-10-2023 and entered in Bahi No.1 Zild-10398 Page 327-406 at serial No. 10011.

Thereafter Sri Ravindra Yadav sold this land Araji No. 398 area 0.0294 hect & Araji No. 408 area 0.0053 hect. and Araji No. 409 area 0.0011 hect. situated at Mauja Bhojla Tehsil & Distt. Jhansi through sale deed dt. 26-10-2023 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 26-10-2023 and entered in Bahi No.1 Zild-10417 Page 173-190 at serial No. 10479.

Chain-12

That Sri Phool Singh & Sri Dashrath S/o Gajraj Singh R/o Vill- Bhojla Tehsil & Distt. Jhansi was owner of land Araji No. 400 area 2.963 hect. ka 2/3 part situated at Vill-Bhojla Tehsil & Distt. Jhansi who sold it through sale deed dt. 27-07-1993 to Sri Ram Sewak S/o Lalman R/o Prempur, Bhognipur Distt. Kanpur Dehat (1/2 part) & Sri Dildar Khan & Gafoor Khan S/o Mohd. Khan R/o Vill-Bhojla Distt. Jhansi (1/2 part). This Sale deed is registered in sub-registrar office, Jhansi on 27-07-1993 and entered in Bahi No.1 Khand-674 Page 247-260 at serial No. 3980.

Thereafter Sri Babburaja S/o Sri Gajraj Singh R/o Vill-Tehrauli Distt. Jhansi sold above land Araji No. 400 area 2.963 hect. ka 1/3 part situated at Vill-Bhojla Distt. Jhansi through sale deed dt. 29-03-1994 to Sri Ram Sewak S/o Lalman R/o Prempur Distt. Kanpur. This Sale deed is registered in sub-registrar office, Jhansi on 29-03-1994 and entered in Bahi No.1 Khand-782 Page 41-48 at serial No. 1783.

On the basis of this sale deed name of Ram Sewak, Sri Dildar Khan & Gafoor Khan have been mutated in revenue records (Khatauni of Khata No. 00307 Vill-Bhojla Tehsil & Distt. Jhansi for 1412-1417 fasli enclosed).



Subsequently Sri Ram Sewak died and name of his legal heirs Surendra Singh & Virendra Singh S/o Late Ram Sewak & Smt. Jagrani W/o Late Ram Sewak have been mutated in revenue records (Khatauni Vill-Bhojla Tehsil & Distt. Jhansi for 1430-1435 fasli enclosed).

Thereafter Smt. Jagrani W/o Late Ram Sewak Yadav sold above land Araji No. 400 area 0.383 hect. through sale deed dt. 29-11-2023 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 29-11-2023 and entered in Bahi No.1 Zild-10543 Page 331-348 at serial No. 12045.

Chain-13

That Khatauni of Khata No. 00324 Vill-Bhojla Tehsil & Distt. Jhansi for 1430-1435 fasli shows that Smt. Rama W/o Sarju Prasad R/o Vill-Bhojla Tehsil & Distt. Jhansi is Co- Sankramani Bhumidhar of land Araji No. 406, Vill-Bhojla Tehsil & Distt. Jhansi since 1387 fasli means year 1980.

Thereafter Smt. Rama W/o Late Sarju Prasad sold above land Araji No. 406 area 0.276 hect. through sale deed dt. 30-11-2023 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 30-11-2023 and entered in Bahi No.1 Zild-10545 Page 375-390 at serial No. 12101.

Chain-14

That Khatauni of Khata No. 00046 Vill-Bhojla Tehsil & Distt. Jhansi for 1430-1435 fasli shows that Sri Malkhan & Veeran & Phool Singh & Santram S/o Late Sirnam & Smt. Phool Kunwar W/o Late Sirnam R/o Vill-Bhojla Tehsil & Distt. Jhansi are Co-Sankramani Bhumidhar of land Araji No. 408, Vill-Bhojla Tehsil & Distt. Jhansi since 1387 fasli means year 1980.

That Khatauni of Khata No. 00386 Vill-Bhojla Tehsil & Distt. Jhansi for 1430-1435 fasli shows that Sri Malkhan & Veeran & Phool Singh & Santram S/o Late Sirnam & Smt. Phool Kunwar W/o Late Sirnam R/o Vill-Bhojla Tehsil & Distt. Jhansi are Co- Sankramani Bhumidhar of land Araji No. 409, Vill-Bhojla Tehsil & Distt. Jhansi since 1387 fasli means year 1980.

Thereafter Sri Malkhan & Veeran & Phool Singh & Santram S/o Late Sirnam & Smt. Paku Alias Phool Kunwar W/o Late Sirnam R/o Vill-Bhojla Tehsil & Distt. Jhansi sold this land Araji No. 408 area 0.00373 hect. and Araji No. 409 area 0.008 hect. situated at Mauja Bhojla Tehsil & Distt. Jhansi through sale deed dt. 02-01-2024 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 02-01-2024 and entered in Bahi No.1 Zild-10607 Page 151-172 at serial No. 66.

Chain-15

That Khatauni of Khata No. 00313 & 00314 Vill-Bhojla Tehsil & Distt. Jhansi for 1412-1417 fasli shows that Sri Ramesh S/o Sri Asharam R/o Vill-Bhojla Tehsil & Distt. Jhansi is Co- Sankramani Bhumidhar of land Araji No. 398 & 408 etc. Vill-Bhojla Tehsil & Distt. Jhansi since 1387 fasli means year 1980.

Thereafter Sri Ramesh S/o Asharam R/o Vill-Bhojla Tehsil & Distt. Jhansi sold above land Araji No. 398 area 0.206 hect. & Araji No. 408 area 0.299 hect. ka 1/8 part etc. through sale deed dt. 30-11-2009 to Sri Pawan Prakash Gupta S/o Sri Suraj Prakash Sarraf R/o 160, Purnai Najhai, Jhansi. This sale deed is registered in sub-registrar office, Jhansi on 30-11-2009 and entered in Bahi No.1 Zild-3909 Page 285-326 at serial No. 6221.

That Khatauni of Khata No. 00313, 00314 & 00315 Vill-Bhojla Tehsil & Distt. Jhansi for 1412-1417 fasli shows that Sri Manoj S/o Babulal R/o Vill-Bhojla Tehsil & Distt. Jhansi is Co- Sankramani Bhumidhar of land Araji No. 398, 408 & 409 etc. Vill-Bhojla Tehsil & Distt. Jhansi since 1387 fasli means year 1980.

Thereafter Sri Manoj S/o Babulal sold above land Araji No. 398 area 0.029 hect. & Araji No. 408 area 0.299 hect. ka 1/56 part and Araji No. 409 area 0.032 hect. ka 1/28 part through sale deed dt. 11-08-2009 to Sri Pawan Prakash Gupta S/o Sri Suraj Prakash Sarraf R/o 160, Purnai Najhai, Jhansi & Sri Anil Srivastava S/o Sitaram Srivastava R/o 54, Heegankatra, Jhansi. This sale deed is registered in sub-registrar office, Jhansi on 11-08-2009 and entered in Bahi No.1 Zild-3814 Page 107-138 at serial No. 3878.

That Khatauni of Khata No. 00314 & 00315 Vill-Bhojla Tehsil & Distt. Jhansi for 1412-1417 fasli shows that Sri Jaihind Singh & Ashok S/o Late Babulal R/o Vill-Bhojla Tehsil & Distt. Jhansi are Co- Sankramani Bhumidhar of land Araji No. 408 & 409 etc. Vill-Bhojla Tehsil & Distt. Jhansi since 1387 fasli means year 1980.

Thereafter Sri Jaihind Singh & Ashok S/o Late Babulal R/o Vill-Bhojla Tehsil & Distt. Jhansi sold above land Araji No. 408 area 0.299 hect. ka 1/28 part and Araji No. 409 area 0.032 hect. ka 1/14 part etc. situated at Mauja Bhojla Tehsil & Distt. Jhansi through sale deed dt. 28-02-2006 to Sri Pawan Prakash Gupta S/o Sri Suraj Prakash Sarraf R/o 160, Purnai Najhai, Jhansi & Sri Anil Srivastava S/o Sitaram Srivastava R/o 54, Heegankatra, Jhansi. This sale deed is registered in sub-registrar office, Jhansi on 28-02-2006 and entered in Bahi No.1 Khand-2948 Page 283-310 at serial No. 1120.

That Khatauni of Khata No. 00314 & 00315 Vill-Bhojla Tehsil & Distt. Jhansi for 1412-1417 fasli shows that Sri Karan Singh S/o Babulal R/o Vill-Bhojla Tehsil & Distt. Jhansi are Co- Sankramani Bhumidhar of land Araji No. 408 & 409 etc. Vill-Bhojla Tehsil & Distt. Jhansi since 1387 fasli means year 1980.



Thereafter Sri Karan Singh S/o Late Babulal Yadav R/o Vill-Bhojla Tehsil & Distt. Jhansi sold above land Araji No. 408 area 0.299 hect. ka 1/56 part and Araji No. 409 area 0.032 hect. ka 1/28 part etc. situated at Mauja Bhojla Tehsil & Distt. Jhansi through sale deed dt. 03-06-2006 to Sri Pawan Prakash Gupta S/o Sri Suraj Prakash Sarraf R/o 160, Purnai Najhal, Jhansi & Sri Anil Srivastava S/o Sitaram Srivastava R/o 54, Heegankatra, Jhansi. This sale deed is registered in sub-registrar office, Jhansi on 03-06-2006 and entered in Bahi No.1 Khand-3013 Page 61-86 at serial No. 2917.

Thereafter Sri Pawan Prakash Gupta S/o Sri Suraj Prakash Sarraf R/o 160, Purnai Najhal, Jhansi & Sri Anil Srivastava S/o Sitaram Srivastava R/o Swamipuram Colony, Gwalior Road, Jhansi sold above land Araji No. 408 area 0.0184 hect. & Araji No. 409 area 0.0011 hect. and Araji No. 398 area 0.0294 hect. through sale deed dt. 16-05-2023 to Peetambra Infratech LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 16-05-2023 and entered in Bahi No.1 Zild-10255 Page 47-70 at serial No. 4472.

Finally Peetambra Infratech LLP sold this land Araji No. 408 & 409 area 0.0633 hect. through sale deed dt. 25-02-2020 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 25-02-2020 and entered in Bahi No.1 Zild-10706 Page 1-20 at serial No. 4872.

Chain-16

That Khatauni of Khata No. 00298 Vill-Bhojla Tehsil & Distt. Jhansi for 1412-1417 fasli shows that Smt. Ramkali D/o Baijnath R/o Vill-Bhojla Tehsil & Distt. Jhansi is Co-Sankramani Bhumidhar of land Araji No. 399 Vill-Bhojla Tehsil & Distt. Jhansi since 1403 fasli means year 1996.

Thereafter Smt. Ramkali D/o Baijnath sold above land Araji No. 399 area 0.575 hect. through sale deed dt. 04-07-2005 to Satish Chandra Rai S/o Sri Ramesh Chandra Rai R/o 94/12, Civil Line, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 04-07-2005 and entered in Bahi No.1 Khand-2807 Page 101-112 at serial No. 3363.

Thereafter Sri Satish Chandra Rai sold above land Araji No. 399 area 0.575 hect. through sale deed dt. 15-06-2006 to M/s Basera Builders (AOP) Civil Lines, Jhansi through partner Sri Virendra Kumar Rai S/o Sri C.L. Rai R/o Kurecha Naka, Mauranipur, Distt. Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 15-06-2006 and entered in Bahi No.1 Khand-3024 Page 377-390 at serial No. 3232.

That Khatauni of Khata No. 00314 Vill-Bhojla Tehsil & Distt. Jhansi for 1412-1417 fasli shows that Sri Baan Singh S/o Sri Peetaram is Co-Sankramani Bhumidhar of land Araji No. 408 etc. Vill-Bhojla Tehsil & Distt. Jhansi since 1387 fasli means year 1980.

Thereafter Sri Baan Singh S/o Peetaram sold above land Araji No. 408 area 0.299 hect. ¼ part through sale deed dt. 20-06-2005 to M/s Basera Builders (AOP) Civil Lines, Jhansi through partner Sri Virendra Kumar Rai S/o Sri C.L. Rai R/o Kurecha Naka, Mauranipur, Distt. Jhansi & Vijay Kumar Saraogi S/o Late Damodar Das Saraogi R/o Gwalior Road, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 20-06-2005 and entered in Bahi No.1 Khand-2798 Page 109-130 at serial No. 3081.

Finally M/s Basera Builders (AOP) Civil Lines, Jhansi through partner Vijay Kumar Saraogi S/o Late Damodar Das Saraogi R/o Civil Line, Jhansi & Sri Virendra Kumar Rai S/o Sri C.L. Rai R/o Green Park Colony, Jhansi sold above land Araji No. 408 area 0.075 hect. & Araji No. 399 area 0.445 hect. through sale deed dt. 03-05-2024 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 03-05-2024 and entered in Bahi No.1 Zild-10831 Page 313-330 at serial No. 5652.

Chain-17

That Khatauni of Khata No. 00046 & 00386 Vill-Bhojla Tehsil & Distt. Jhansi for 1430-1435 fasli shows that Sri Lalaram Alias Lallu S/o Ram Charan R/o Vill-Bhojla Tehsil & Distt. Jhansi is Co-Sankramani Bhumidhar of land Araji No. 408 & 409 Vill-Bhojla Tehsil & Distt. Jhansi since 1387 fasli means year 1980.

Thereafter Sri Lalaram S/o Ram Charan R/o Vill-Bhojla Tehsil & Distt. Jhansi sold above land Araji No. 408 & 409 area 0.0454 hect. through sale deed dt. 18-07-2024 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 18-07-2024 and entered in Bahi No.1 Zild-10957 Page 1-18 at serial No. 8943.

Chain-18

That Sri Phool Singh & Sri Dashrath S/o Gajraj Singh R/o Vill- Bhojla Tehsil & Distt. Jhansi was owner of land Araji No. 400 area 2.963 hect. ka 2/3 part situated at Vill-Bhojla Tehsil & Distt. Jhansi who sold it through sale deed dt. 27-07-1993 to Sri Ram Sewak S/o Lalman R/o Prempur, Bhognipur Distt. Kanpur Dehat (1/2 part) & Sri Dildar Khan & Gafoor Khan S/o Mohd. Khan R/o Vill-Bhojla Distt. Jhansi (1/2 part). This Sale



deed is registered in sub-registrar office, Jhansi on 27-07-1993 and entered in Bahi No.1 Khand-674 Page 247-260 at serial No. 3980.

Thereafter Sri Dildar Khan & Gafoor Khan S/o Mohd. Khan R/o Vill-Bhojla Distt. Jhansi sold above land Araji No. 400 area 0.405 hect. situated at Vill-Bhojla Distt. Jhansi through sale deed dt. 18-07-2013 to Smt. Chanda Arora W/o Late Sri Ravi Arora R/o 94/10, Civil Line, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 18-07-2013 and entered in Bahi No.1 Zild-5416 Page 399-414 at serial No. 5109.

On the basis of this sale deed name of Smt. Chanda Arora has been mutated in revenue records (Khatauni of Khata No. 00174 Vill-Bhojla Tehsil & Distt. Jhansi for 1430-1435 fasli enclosed).

Thereafter Smt. Chanda Arora sold above land Araji No. 400 area 0.405 hect. through sale deed dt. 01-06-2022 to Sri Vishan Singh S/o Sri Ghanaram R/o Civil Line, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 01-06-2022 and entered in Bahi No.1 Zild-9756 Page 155-172 at serial No. 5447.

Finally Sri Vishan Singh sold this land Araji No. 400 area 0.405 hect. situated at Mauja Bhojla Distt. Jhansi through sale deed dt. 30-08-2024 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khatl Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 30-08-2024 and entered in Bahi No.1 Zild-11034 Page 207-222 at serial No. 11035.

Chain-19

That khatauni of Vill-Simardha Tehsil & Distt. Jhansi Khata No. 00074 for 1411-1416 Fasli shows that Sri Chandan Singh S/o Ghanshyam R/o Vill-Simardha Tehsil & Distt. Jhansi is Co-sankramani Bhumidhar of Araji No. 264 & 266 since 1387 fasi means year 1980.

Thereafter Sri Chandan Singh S/o Late Ghanshyam sold above land Araji No. 264 & 266 total No. 2 area 4.569 hect. ka ½ part through sale deed dt. 23-02-2008 to Naman Apartment Pvt. Ltd. Nehru Place New Delhi through person authorized Sri Vidhyanand Bhardwaj. This sale deed is registered in sub-registrar office, Jhansi on 23-02-2008 Zild-3407 Page 251-288 at serial No. 631.

Thereafter Naman Apartment Pvt. Ltd. Nehru Place New Delhi through person authorized Sri Vidhyanand Bhardwaj sold above land Araji No. 264 & 266 total No. 2 area 2.284 hect. etc. through sale deed dt. 23-12-2010 to SR Residency Pvt. Ltd. through director Sri Surendra Rai & Vijay Kumar Saraogi S/o Damodar Das Saraogi R/o Jankipuram Colony, Jhansi and authorized representative Sri J.P. Gupta S/o Lacchiram Gupta R/o Civil Line, Jhansi. This sale deed is registered in sub-registrar office, Jhansi on 23-12-2010 Zild-4333 Page 315-374 at serial No. 8064.

Thereafter SR Residency Pvt. Ltd. through director Sri Surendra Rai & Vijay Kumar Saraogi S/o Damodar Das Saraogi R/o Jankipuram Colony, Jhansi and authorized representative Sri J.P. Gupta S/o Lacchiram Gupta R/o Civil Line, Jhansi sold above land Araji No. 264 & 266 Area 2.284 hect. through sale deed dt. 12-05-2015 to M/s Shivanta Residency, Civil Line, Jhansi through partner Smt. Gayatri Agarwal W/o Jagdish Narain Agarwal R/o Cavallary Road, Cantt. Jhansi. This sale deed is registered in sub-registrar office, Jhansi on 12-05-2015 Zild-6131 Page 351-514 at serial No. 3055.

Thereafter M/s Shivanta Residency through partner Smt. Gayatri Agarwal W/o Jagdish Narain Agarwal R/o Cavallary Road, Cantt. Jhansi sold above land Araji No. 264 & 266 area 2.284 hect. through sale deed dt. 25-02-2020 to Ghanaram Infra Engineers Pvt. Ltd. 8/18, West Patel Nagar, New Delhi through director Sri Vishan Singh. This sale deed is registered in sub-registrar office, Jhansi on 25-02-2020 Zild-8487 Page 1-36 at serial No. 1469.

On the basis of this sale deed name of Ghanaram Infra Engineers Pvt. Ltd. has been mutated in revenue records on above Araji No. 264 (Khatauni of 1429-1434 fasli enclosed).

That Khatauni of Khata No. 00335 Vill-Simardha Tehsil & Distt. Jhansi for 1429-1434 fasli shows that SRJ Developers Pvt. Ltd. Gwalior Road, Jhansi is Co-Sankramani Bhumidhar of land Araji No. 237^{फ़ी}, 238^{फ़ी}, 239^{फ़ी} & 257^{फ़ी} since 1387 fasli means year 1980.

Thereafter SRJ Developers Pvt. Ltd. 411, Krishnaups Plaza, Sector-18, Noida, through director Sudhir Kumar Gupta and Jai Prakash Gupta & Vijay Kumar Saraogi sold above land Araji No. 237^{फ़ी} 0.077 hect., 238^{फ़ी} 0.223 hect, 239^{फ़ी} 0.109 hect. & 257^{फ़ी} 0.113 hect. ka ½ part etc. through sale deed dt. 19-11-2014 to Shivanta Infra Real LLP Station Road, Civil Line, Jhansi through designated partner Sri Mayank Garg S/o Jagdish Narain Agarwal R/o 75, Cavallory Road, Cantt. Jhansi. This sale deed is registered in sub-registrar office, Jhansi on 19-11-2014 Zild-5955 Page 295-460 at serial No. 8612.

Thereafter Shivanta Infra Real LLP Station Road, Civil Line, Jhansi through designated partner Sri Mayank Garg S/o Jagdish Narain Agarwal R/o 75, Cavallory Road, Cantt. Jhansi sold above land Araji No. 237^{फ़ी} 0.077 hect., 238^{फ़ी} 0.223 hect, 239^{फ़ी} 0.109 hect. & 257^{फ़ी} 0.113 hect. ka ½ part etc. through sale deed dt. 01-06-2021 to Ghanaram Infra Engineers Pvt. Ltd. 8/18, West Patel Nagar, New Delhi through director Sri Vishan Singh. This sale deed is registered in sub-registrar office, Jhansi on 01-06-2021 Zild-9207 Page 53-82 at serial No. 4402.

Finally Ghanaram Infra Engineers Pvt. Ltd. 8/18, West Patel Nagar, New Delhi through director Sri Vishan Singh sold above land Araji No. 264 & 237^{फ़ी}, 238^{फ़ी}, 239^{फ़ी} & 257^{फ़ी} area 0.3075 hect. situated at Mauja Simardha Distt. Jhansi through sale deed dt. 04-09-2024 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khatl Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in



Sub-registrar office, Jhansi on 04-09-2024 and entered in Bahi No.1 Zild-11042 Page 287-304 at serial No. 11254.

Chain-20

That Khatauni of Khata No. 00335 Vill-Simardha Tehsil & Distt. Jhansi for 1429-1434 fasli shows that Sri Ram Singh S/o Sri Nathuram R/o Vill-Simardha Tehsil & Distt. Jhansi is Co-Sankramani Bhumidhar of land Araji No. 237^{फ़ी}, 238^{फ़ी}, 239^{फ़ी} & 257^{फ़ी} Vill-Simardha Tehsil & Distt. Jhansi since 1387 fasli means year 1980.

Thereafter Sri Ram Singh S/o Nathuram sold above land Araji No. 237^{फ़ी}, 238^{फ़ी}, 239^{फ़ी} & 257^{फ़ी} etc. total No. 12 area 2.057 hect. ka ½ part situated at Vill-Simardha Tehsil & Distt. Jhansi through sale deed dt. 25-08-2011 to Shivam Minor S/o Anil Kumar through guardian Anil Kumar S/o Ram Sahai and Astik Minor S/o Rajkumar through guardian Rajkumar S/o Sri Ram Sahai R/o Vill-Simardha Tehsil & Distt. Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 25-08-2011 and entered in Bahi No.1 Zild-4602 Page 383-416 at serial No. 5104.

Thereafter after attaining majority Sri Shivam Yadav S/o Anil Kumar Yadav & Sri Astik S/o Raj Kumar Singh R/o Vill-Simardha Tehsil & Distt. Jhansi sold above land Araji No. 237^{फ़ी}, 238^{फ़ी}, 239^{फ़ी} & 257^{फ़ी} area 0.261 hect. through sale deed dt. 20-11-2024 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, in front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 20-11-2024 and entered in Bahi No.1 Zild-11173 Page 261-278 at serial No. 14570.

Chain-21

That Smt. Harkunwar W/o Late Kallu & Smt. Taara W/o Late Hariom as guardian & mother of Annu Alias Anil aged 10 years S/o Late Hariom R/o Vill-Bhojla Tehsil & Distt. Jhansi (1/8 part) & Sri Jairam & Laxman S/o Late Pooran R/o Vill-Bhojla Tehsil & Distt. Jhansi (3/8 part) & Thakur Das & Jasrath S/o Late Gya Prasad R/o Vill-Bhojla Tehsil & Distt. Jhansi (2/6 part) were owner of land Araji No. 410 & 411 area 0.651 hect. situated at Mauja Bhojla, Tehsil & Distt. Jhansi who sold it through sale deed dt. 31-05-2008 to Emami Properties Pvt. Ltd., 6A, R.N. Mukherjee Calcutta through Sri Rajesh Bansal. This Sale deed is registered in sub-registrar office, Jhansi on 31-05-2008 and entered in Bahi No.1 Zild-3472 Page 395-424 at serial No. 2054.

That Sri Imrat Singh S/o Gya Prasad R/o Vill-Bhojla Tehsil & Distt. Jhansi was owner of land Araji No. 410 & 411 area 0.130 hect. situated at Mauja Bhojla, Tehsil & Distt. Jhansi who sold it through sale deed dt. 04-06-2008 to Emami Properties Pvt. Ltd., 6A, R.N. Mukherjee Calcutta through Sri Rajesh Bansal. This Sale deed is registered in sub-registrar office, Jhansi on 04-06-2008 and entered in Bahi No.1 Zild-3475 Page 225-246 at serial No. 2109.

That Khatauni of Khata No. 00561 Vill-Bhojla Tehsil & Distt. Jhansi for 1430-1435 fasli shows that name of Emami Properties Pvt. Ltd. has been mutated in revenue records.

Thereafter name of Emami Properties Pvt. Ltd. changed to Jhansi Properties Pvt. Ltd.

Thereafter Jhansi Properties Pvt. Ltd. through authorized representative Sri Rajesh Bansal sold above land Araji No. 410 area 0.405 hect. situated at Mauja Bhojla Tehsil & Distt. Jhansi through sale deed dt. 15-01-2025 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, in front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 15-01-2025 and entered in Bahi No.1 Zild-11277 Page 205-222 at serial No. 548.

Chain-22

That Khatauni of Khata No. 00098 Vill-Simardha Tehsil & Distt. Jhansi for 1429-1434 fasli shows that Sri Brashbhan Singh S/o Sri Ram Prakash R/o Vill-Simardha Tehsil & Distt. Jhansi is Co-Sankramani Bhumidhar of land Araji No. 237^{फ़ी}, 238^{फ़ी}, 239^{फ़ी} & 257^{फ़ी} Vill-Simardha Tehsil & Distt. Jhansi since 1387 fasli means year 1980.

Thereafter Sri Brashbhan Singh Yadav S/o Sri Ram Prakash Yadav sold above land Araji No. 237^{फ़ी}, 238^{फ़ी}, 239^{फ़ी} & 257^{फ़ी} total No. 4 area 0.1295 hect. situated at Vill-Simardha Tehsil & Distt. Jhansi through sale deed dt. 12-03-2025 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, in front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 12-03-2025 and entered in Bahi No.1 Zild-11416 Page 311-326 at serial No. 4023.

Chain-23

That Khatauni of Khata No. 00098 Vill-Simardha Tehsil & Distt. Jhansi for 1429-1434 fasli shows that Sri Manish S/o Sri Ram Prakash R/o Vill-Simardha Tehsil & Distt. Jhansi is Co-Sankramani Bhumidhar of land Araji No. 237^{फ़ी}, 238^{फ़ी}, 239^{फ़ी} & 257^{फ़ी} Vill-Simardha Tehsil & Distt. Jhansi since 1387 fasli means year 1980.

Thereafter Sri Manish S/o Sri Ram Prakash Yadav sold above land Araji No. 237^{फ़ी}, 238^{फ़ी}, 239^{फ़ी} & 257^{फ़ी} total No. 4 area 0.1295 hect. situated at Vill-Simardha Tehsil & Distt. Jhansi through sale deed dt. 12-03-2025 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, in front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o



1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 12-03-2025 and entered in Bahi No.1 Zild-11416 Page 349-364 at serial No. 425.

Chain-24

That Khatauni of Khata No. 00100 Vill-Simardha Tehsil & Distt. Jhansi for 1429-1434 fasli shows that Sri Chandrabhan Singh S/o Sri Ram Prakash R/o Vill-Simardha Tehsil & Distt. Jhansi is Co-Sankramani Bhumidhar of land Araji No. 240 Vill-Simardha Tehsil & Distt. Jhansi since 1401 fasli means year 1994.

Thereafter Sri Chandrabhan Singh S/o Sri Ram Prakash R/o Vill-Simardha Tehsil & Distt. Jhansi sold above land Araji No. 240 area 0.121 hect. situated at Vill-Simardha Tehsil & Distt. Jhansi through sale deed dt. 12-03-2025 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 12-03-2025 and entered in Bahi No.1 Zild-11416 Page 381-396 at serial No. 4027.

Chain-25

That Khatauni of Khata No. 00467 Vill-Simardha Tehsil & Distt. Jhansi for 1429-1434 fasli shows that earlier Sri Ram Sewak S/o Sri Dilley R/o Vill-Simardha Tehsil & Distt. Jhansi was land owner of Araji No. 236/1 area 0.202 hect. Vill-Simardha Tehsil & Distt. Jhansi.

Thereafter Sri Ram Sewak S/o Dilley sold above land Araji No. 236/1 area 0.202 hect. situated at Mauja Simardha Tehsil & Distt. Jhansi through sale deed dt. 08-04-2024 to Sri Roop Narain S/o Zalim Painter R/o 1051, Civil Line, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 08-04-2024 and entered in Bahi No.1 Zild-10785 Page 313-328 at serial No. 4489.

Thereafter Sri Roop Narain died intestate on 29-08-2024 (Death Certificate enclosed) leaving behind Smt. Bharti Devi (Wife), Smt. Priyanka Arya, Km. Urmila Verma (Daughters) & Avinash Verma & Rahul Verma (Sons) as his legal heirs. A family member certificate dt. 07-10-2024 has been issued by S.D.M. Jhansi in this regard.

That Smt. Pinky Arya, Avinash Verma, Km. Urmila Verma & Rahul Verma Daughter & Son of late Roop Narain Verma executed their mukhtaarnama in favour of their mother Smt. Bharti Devi W/o Late Roop Narain Verma for sell of their property. This Mukhtaarnama is registered in sub-registrar office, Jhansi on 29-10-2024 and entered in Bahi No.4 Zild-154 Page 309-322 at serial No. 214.

Thereafter Smt. Bharti Devi for self and as Mukhtaraam of Smt. Pinky Arya & Avinash Verma & Km. Urmila Verma & Rahul Verma sold above land Araji No. 236/1 area 0.202 hect. situated at Vill-Simardha Tehsil & Distt. Jhansi through sale deed dt. 12-03-2025 to Sri Shyam Sunder S/o Sri Hari Shanker R/o 337, Gudri, Tehsil & Distt. Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 12-03-2025 and entered in Bahi No.1 Zild-11415 Page 257-276 at serial No. 3993.

Chain-26

That Khatauni of Khata No. 00109 Vill-Simardha Tehsil & Distt. Jhansi for 1429-1434 fasli shows that earlier Sri Jagdish S/o Choteylal R/o Vill-Marry Tehsil & Distt. Jhansi was owner of land Araji No. 257/3 area 0.2430 hect. Vill-Simardha Tehsil & Distt. Jhansi.

Thereafter Sri Jagdish S/o Choteylal sold above land Araji No. 257/3 area 0.243 hect. situated at Mauja Simardha Tehsil & Distt. Jhansi through sale deed dt. 27-06-2024 to Sri Anil S/o Bhagwat R/o Vill-Birguvan Tehsil Moth Distt. Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 27-04-2024 and entered in Bahi No.1 Zild-10922 Page 229-244 at serial No. 8020.

On the basis of this sale deed name of Sri Anil S/o Bbhwat has been mutated in revenue records.

Thereafter Sri Anil S/o Bhagwat sold above land Araji No. 257/3 area 0.243 hect. situated at Vill-Simardha Tehsil & Distt. Jhansi through sale deed dt. 25-03-2025 to Sri Shyam Sunder S/o Sri Hari Shanker R/o 337, Gudri, Tehsil & Distt. Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 25-03-2025 and entered in Bahi No.1 Zild-11439 Page 31-46 at serial No. 4609.

Chain-27

That Khatauni of Khata No. 00046, 00386 & 00390 Vill-Bhojla Tehsil & Distt. Jhansi for 1430-1435 fasli shows that Sri Brajesh Singh S/o Sri Babulal R/o Vill-Bhojla Tehsil & Distt. Jhansi is Co-Sankramani Bhumidhar of land Araji No. 408, 409 & 398 Vill-Bhojla Tehsil & Distt. Jhansi since 1387 fasli means year 1980.

Thereafter Sri Brajesh Singh S/o Sri Babulal sold above land Araji No. 408, 409 & 398 total No. 3 area 0.0359 hect. situated at Vill-Bhojla Tehsil & Distt. Jhansi through sale deed dt. 27-05-2025 to Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through directors Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi. This Sale deed is registered in sub-registrar office, Jhansi on 27-05-2025 and entered in Bahi No.1 Zild-11568 Page 381-398 at serial No. 7839.

On above land development of group housing residential project "Namo Paradise" is proposed for which layout plan No. JDA/25-26/0202 has been sanctioned on 27-09-2025. In this project commercial area 1 & 2 and residential plot Nos. A-1 to A-5, A-14 to A-19, A-37 to A-43, B-1 to B-20, B-28, B-43 to B-47 & B-143 to B-151 are mortgaged with Jhansi Development Authority, Jhansi.

Thereafter a development agreement has been executed between M/s Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through partners Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant



Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi and Sri Shyam Sunder S/o Sri Hari Shanker R/o 337, Gudri, Tehsil & Distt. Jhansi for development of residential project on their land. In this project share of M/s Peetambra Housing LLP is 98% and 2% share belongs to Sri Shyam Sunder. This agreement is registered in Sub-Registrar Office, Jhansi on 29-07-2025 and entered in Bahi No. 4 Zild-146 Page 1-26 at serial No. 119. Clause No. 5.6 shows that agreements, receipts, confirmations, applications, sale deeds, final deeds of transfer and other documents relating to marketing of the units and other saleable/transferable areas shall be executed by party No. 1 i.e. M/s Peetambra Housing LLP.

As such M/s Peetambra Housing LLP and Sri Shyam Sunder are joint owner in possession of above property having marketable and mortgageable title.

5. Search & Investigation : for 30 years.
6. The persons who is the present owner of the properties. :1- M/s Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through partners Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi.
2- Sri Shyam Sunder S/o Sri Hari Shanker R/o 337, Gudri, Tehsil & Distt. Jhansi.
7. Whether the party has absolute clear & marketable title over the property & valid lease can be executed with regard to above property : Yes. Party have clear, perfect, marketable & mortgageable title.
8. What is the nature of the title of the owner i.e. tenancy right, possessory right, minor's right of any other type of right/clarify. : Full Ownership Right
9. Whether there is any restriction/prohibition under personal law of the owner/mortgagor to hold the property under the title deed through which he has derived the title. : No
10. Whether the latest title deed and the immediately previous title deeds available in originals. : Original latest title deed is available
11. Whether building tax/land revenue has been paid upto date. : N.A.
12. Whether any dues recoverable as land revenue are outstanding. : N.A.
13. Whether the land is affected by any revenue and tenancy legislation? if so, how and to what extent and the remedy if any. : No
14. Whether the permission under the Urban Land (Ceiling and Regulation) Act. 1976 is necessary or not. : No



प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप विवरण सट्टर प्रथम
इलासी

क्रम संख्या 2025191033532

लेख वा प्रार्थना पत्र प्रस्तुत करने का दिनांक 31/10/2025
प्रस्तुतकर्ता वा प्रार्थी का नाम राजेन्द्र कुमार अग्रवाल एड
लेख का प्रकार: मुकदमा 1994 वर्ष से 2025 वर्ष तक

प्रतिफल की धरराशि

1. रजिस्ट्रिकरण शुल्क
2. प्रतिनिधिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुकदमा के अधिप्रमाणी कारण लिए शुल्क
5. कमीशन शुल्क
6. निविध
7. वार्षिक भत्ता

1 से 6 तक का योग	100
शुल्क प्रस्तुत करने का दिनांक	31/10/2025
दिनांक जब लेख प्रतिनिधि या तलाश	31/10/2025
प्रमाण पत्र प्राप्त करने के लिए तैयार किया	
रजिस्ट्रिकरण अधिकारी के हस्ताक्षर	

15. (a) is the property free from encumbrance
(b) Please give detailed account of creation of charge or redemption's for a minimum period of 13 years and also state the subsisting charge, if any, mentioned in the encumbrance certificate for the last 13 years. : In this project commercial area 1 & 2 and residential plot Nos. A-1 to A-5, A-14 to A-19, A-37 to A-43, B-1 to B-20, B-28, B-43 to B-47 & B-143 to B-151 are mortgaged with Jhansi Development Authority, Jhansi. This property is already mortgaged with State Bank of India, Jhansi
16. Whether the proposed sale deed can be executed with regard to above property. : Yes. sale deed can be executed by M/s Peetambra Housing LLP
17. Whether the property is freehold or lease hold or self occupied or tenanted? it tenanted whether the property can be taken as mortgage and what precautions to be taken? : Property is free hold
18. Please state the names of the persons who should join the execution of sale deed : M/s Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through partners Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi
19. Encumbrance Certificate for last 30 years : I have searched the book index No. II in the office of Sub-Registrar (Registration) Jhansi for 30 preceding years from 1994 to 2025 (Upto 30.09.2025) and no encumbrance is found on the above property. In this project commercial area 1 & 2 and residential plot Nos. A-1 to A-5, A-14 to A-19, A-37 to A-43, B-1 to B-20, B-28, B-43 to B-47 & B-143 to B-151 are mortgaged with Jhansi Development Authority, Jhansi. This property is already mortgaged with State Bank of India, Jhansi.

Final certificate:

I, certify that M/s Peetambra Housing LLP, G.S.-01, Vision Heights Housing Society, In front of Om Shanti Green, Near Rajghat Colony, Shivpuri Road, Jhansi through partners Sri Pawan Kumar Sahu S/o Sri Santosh Kumar Sahu R/o 91/1, Civil Line, Jhansi & Sri Aman Madaan S/o Sri Awtaar Singh R/o 452/2A, C.P. Misson Compound, Jhansi Distt. Jhansi & Sri Shashikant Dwivedi S/o Late Sri Vishambher Prasad Dwivedi R/o 1054/2A, Khati Baba Mandir, Isaitola, Jhansi and Sri Shyam Sunder S/o Sri Hari Shanker R/o 337, Gudri, Tehsil & Distt. Jhansi have valid & clear marketable & mortgageable title in the properties shown above.

Encl. Sub Registrar receipts No. 2025191033532 dated 31-10-2025

Place: Jhansi

Dated: 31-10-2025



(Rajendra Kumar Agarwal)
Advocate

Registration No. 4590/1984

With Bar Council of U.P. Allahabad

कार्यालय उप-निबन्धक झाँसी सदर

प्रपत्र सं०-29
(नियम-327)

संधान प्रमाण-पत्र

आवेदन पत्र सं० 2093 वर्ष 2025

प्रमाण पत्र सं० 2089 वर्ष 2025

आवेदक श्री राजेन्द्र कुमार अग्रवाल एडवोकेट, मैंने निम्नलिखित सम्पत्ति के सम्बन्ध में किए गए पंजीकृत कृत्यों तथा अधिभारों के विषय में प्रमाण-पत्र लिए जाने हेतु दिनांक 26.12.2025 को आवेदन किए हैं।

स्वामी सम्पत्ति-

- 1- मेसर्स पीताम्बरा हाउसिंग एलएलपी, जी.एस.-01, विजन हाइट्स हाउसिंग सोसाइटी, ओम शांति ग्रीन के सामने, राजघाट कॉलोनी के पास, शिवपुरी रोड, झाँसी जरिये पार्टनर श्री पवन कुमार साहू व श्री अमन मदान व श्री शशिकांत द्विवेदी
- 2- श्री श्याम सुंदर पुत्र श्री हरि शंकर निवासी 337, गुदरी, तहसील व जिला। झाँसी।

सम्पत्ति विवरण:-

ग्रुप हाउसिंग आवासीय कॉलोनी "नमो पेराडाइज" स्थित मौजा भोजला एवं सिमरघा, तहसील व जिला झाँसी। आराजी नंबर 398, 399, 400, 405मि०, 406, 408, 409, 410 मौजा भोजला तहसील व जिला झाँसी एवं आराजी नंबर 237मि०, 238मि०, 239मि०, 240, 256, 257मि०, 264, 236/1 व 257/3 मौजा सिमरघा तहसील व जिला झाँसी। कुल क्षेत्रफल 59939.72 वर्गमीटर

एतद्वारा प्रमाणित किया जाता है कि आवेदन पत्र में अंकित सम्पत्ति को प्रभावित करने वाले कृत्यों एवं अधिभारों के विषय में उपलब्ध फेहरिस्त सं०-2 का संधान दिनांक ...26/12/1994 से तक 25/12/2002 किया गया और संधान में निम्नानुसार कृत्य तथ्य अधिभार पाए गए।

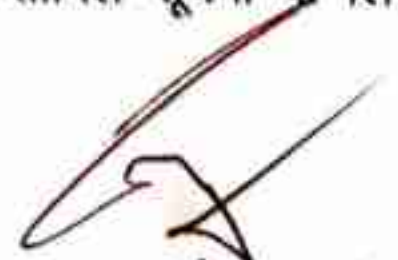
प्रलेखानुसार सम्पत्ति का विवरण	निष्पादक की प्रकृति व विधि (पंजीकरण तिथि)	प्रलेख की जिल्द व पृष्ठ संख्या	पक्षकारों के नाम		पंजीकृत प्रलेख का ब्योरा	
			निष्पादक	छावेदार	प्रलेख	वर्ष
1	2	3	4	5	6	7
कार्यालय में आर्ग्यसित आर्गलेखा के आघाट पर उपरोक्त वर्ष सन्तर्- पर कोई आट नई पाया।						

मैं यह प्रमाणित करता हूँ कि उपरोक्त अवधि के अन्तर्गत किए गए संधान में उक्त विवरण के अतिरिक्त अन्य कोई कृत्य अथवा अधिभार जो कथित सम्पत्ति को प्रभावित करता हो नहीं पाए गए तथा वांछित तलाश कार्यालय द्वारा यथा सम्भव सावधानी के साथ की गई है और विभाग प्रमाण पत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

1. प्रमाण पत्र निर्माणकर्ता

2. प्रमाण परीक्षक

दिनांक:- 29/12/2025


सब राजेस्ट्रार
उपनिर्देशक (1)
सदर जनपद झाँसी

कार्यालय उप-निबन्धक झाँसी सदर

प्रपत्र सं०-29
(नियम-327)

संधान प्रमाण-पत्र

आवेदन पत्र सं० 2084 वर्ष 2025

प्रमाण पत्र सं० 2080 वर्ष 2025

आवेदक श्री राजेन्द्र कुमार अग्रवाल एडवोकेट, मैंने निम्नलिखित सम्पत्ति के सम्बन्ध में किए गए पंजीकृत कृत्यों तथा अधिभारों के विषय में प्रमाण-पत्र लिए जाने हेतु दिनांक 26.12.2025 को आवेदन किए हैं।

स्वामी सम्पत्ति-

- 1- मेसर्स पीताम्बरा हाउसिंग एलएलपी, जी.एस.-01, विजन हाइट्स हाउसिंग सोसाइटी, ओम शांति ग्रीन के सामने, राजघाट कॉलोनी के पास, शिवपुरी रोड, झाँसी जरिये पार्टनर श्री पवन कुमार साहू व श्री अमन मदान व श्री शशिकांत द्विवेदी
- 2- श्री श्याम सुंदर पुत्र श्री हरि शंकर निवासी 337, गुदरी, तहसील व जिला। झाँसी।

सम्पत्ति विवरण:-

गुप हाउसिंग आवासीय कॉलोनी "नमो पेराडाइज" स्थित मौजा भोजला एवं सिमरधा, तहसील व जिला झाँसी। आराजी नंबर 398, 399, 400, 405मि०, 406, 408, 409, 410 मौजा भोजला तहसील व जिला झाँसी एवं आराजी नंबर 237मि०, 238मि०, 239मि०, 240, 256, 257मि०, 264, 236/1 व 257/3 मौजा सिमरधा तहसील व जिला झाँसी। कुल क्षेत्रफल 59939.72 वर्गमीटर

एतद्वारा प्रमाणित किया जाता है कि आवेदन पत्र में अंकित सम्पत्ति को प्रभावित करने वाले कृत्यों एवं अधिभारों के विषय में उपलब्ध फेहरिस्त सं०-2 का संधान दिनांक 26/12/2023 से तक 25/12/2025 किया गया और संधान में निम्नानुसार कृत्य तथ्य अधिभार पाए गए।


प्रलेखानुसार सम्पत्ति का विवरण	निष्पादक की प्रकृति व विधि (पंजीकरण तिथि)	प्रलेख की जिल्द व पृष्ठ संख्या	पक्षकारों के नाम		पंजीकृत प्रलेख का ब्योरा	
			निष्पादक	छावेदार	प्रलेख	वर्ष
1	2	3	4	5	6	7
कार्यालय में उपरोक्त	अभिधेयता	आभिलेखा	के आधार पर	काई	मात्र	वर्ष 4/11/

मैं यह प्रमाणित करता हूँ कि उपरोक्त अवधि के अन्तर्गत किए गए संधान में उक्त विवरण के अतिरिक्त अन्य कोई कृत्य अथवा अधिभार जो कथित सम्पत्ति को प्रभावित करता हो नहीं पाए गए तथा वांछित तलाश कार्यालय द्वारा यथा सम्भव सावधानी के साथ की गई है और विभाग प्रमाण पत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

1. प्रमाण पत्र निर्माणकर्ता

2. प्रमाण परीक्षक

दिनांक:- 29 /12/2025-


शुभ राजेस्ट्रार
उपनिबन्धक (1)
सदर जनपद झाँसी



INDIA NON JUDICIAL



Government of Uttar Pradesh

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710

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 Unique Doc. Reference : SUBIN-UPUP1510850438155345815105X
 Purchased by : PITAMBRA HOUSING LLP
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : Not Applicable
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 First Party : PITAMBRA HOUSING LLP
 Second Party : Not Applicable
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 Stamp Duty Amount(Rs.) : 10
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AFFIDAVIT

I/We M/s. Pitambra Housing LLP via partner Mr. Aman Madaan promoter of a Limited Liability Partnership firm, having its office at GS-01, Vision Heights Housing Society, Opposite Om Shanti Greens, Rajghat Colony Shivpuri Road Jhansi (U.P.) situated at Arazi No. 236/1, 237 Mi, 238 Mi, 239 Mi, 240, 256 Mi, 257 Mi, 257/3, 264 at Mauza Simardha & Arazi No.398, 399, 400, 405 Mi, 406, 408, 409, 410 at Mauja Bhojla do solemnly affirm and declare as under:

1. That the site is situated at GWALIOR KANPUR BYPASS ROAD, MAUJA SIMARDHA & BOJLA, JHANSI (U.P.)
2. That M/s. Pitambra Housing LLP are absolute owner and in physical possession of property.
3. That the above said property is free from all sorts of encumbrances and there is no dispute of any nature pending in any court of Law, and
4. That this is our true statement.
5. That, the date of completion of the project is 26th of September 2030.



Verification: -

Verified at GS-01, Vision Heights Housing Society, Opposite Om Shanti Greens Rajghat Colony Shivpuri Road Jhansi (U.P.) above named deponent do hereby verify that the contents of the above affidavit are true and correct to the best of our Knowledge and belief, and nothing material facts has been concealed or suppressed therefrom.

Certified that the foregoing statements
sworn before me this day at
by Shri/Smt./Kum. Pitambra Housing LLP
to whom the contents of this affidavit have
been read over and explained and who
is identified by Shri/Smt./Kum. _____
Received the fee for _____

Raviendra Kumar Pathak
Advocate
Jhansi

