

Ganesh Raghuvanshi

Advocate

Civil Court, Varanasi

Residence:

S.2/402A-4A, Sikraul, Varanasi

Permanent. Vill. Nathpur, Tandakala,

Teh. Sakaldiha, Distt. Chandauli

Mob: 9628914167

email: ananaya2004raghuvanshi@gmail.com

Ref:.....

Date:

DECLARATION

I, GANESH RAGHUVANSHI, hereby declare that I have been practicing lawyer since the year 2001. I possess more than ten years of professional experience in land and property (Civil nature) related legal matters. My Bar Council Registration Number is UP224/2001.

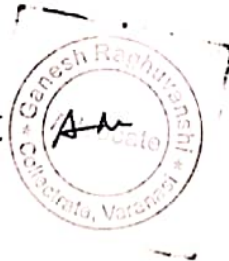
This declaration is typed and executed under my signature and official seal for necessary legal purposes.

Signature:

G. Raghuvanshi

(Ganesh Raghuvanshi)

Advocate



Date: 17/07/2025

Place: Varanasi

Ganesh Raghuvanshi

Advocate

Adhivakta Vishramalaya, Pillar No.8
Collectorate Court, Varanasi

Residence:

S.2/402A-4A, Sikraul, Varanasi

Mob: 9628914167

email: ananaya2004raghuvanshi@gmail.com

Date: 11.06.2025

Ref:.....

To,

The Competent Authority

Sub: Legal opinion and Search respect of property (detailed hereunder) **belonging to R.G. Infraventure Pvt. Ltd.** through director Akash Banshal S/o Sanjay Kumar Agrawal R/o Office, Behind Kapoor Katra, Chandhasi, Mughalsarai Distt. Chandauli.

Dear Sir,

I have been directed to submit legal opinion and N.E.C and opinion and investigation of title and obtaining a search report in respect of the property, the complete details of which are given hereunder: -

- 1- **Schedule of Property subject to mortgage:**
 - [A] Arazi No. 106/4 & 106/5 area 0.074 hectare and Arazi No. 104/2 area 0.368 hectare, Arazi No. 95 area 0.220 hectare total area 0.662 hectare situated at Mauza Harishankarpur, Pargana Raihupur, Tehsil PDDUN (Mughalsarai), Distt. Chandauli, bounded as below:-
East: Land of R.G. etc.
West: Land of others
North: Land of purchaser and Pratima Devi.
South: Arazi No. 96
 - [B] Arazi No. 100/5 area 0.101 hectare situated at Mauza Harishankarpur, Pargana Raihupur, Tehsil PDDUN (Mughalsarai), Distt. Chandauli, bounded as below:-
East: Land of others
West: Arazi No. 95 and 96
North: Arazi No. 104/2
South: Arazi No. 99
 - [C] Arazi No. 1091 & 108 Min. area 273.23 sq.mtr situated at Mauza Harishankarpur, Pargana Raihupur, Tehsil PDDUN (Mughalsarai), Distt. Chandauli, bounded as below:-
East: Land of Durga etc.
West: Part of Arazi No. 108
North: Land of purchaser
South: Arazi No. 106/4
 - [D] Arazi No. 123/10 area 146.38 sq.mtr. & 108 Min. 126.4 sq.mtr total area 272.78 sq.mtr situated at Mauza Harishankarpur, Pargana Raihupur, Tehsil PDDUN (Mughalsarai), Distt. Chandauli, bounded as below:-
East: Land of Vijay Bahadur Singh
West: Land of others
North: Pakka Rasta 30ft wide.
South: Part of Arazi No. 108
- 2- **INSPECTION OF RECORD OF REVENUE OFFICE PDDUN CHANDAULI**
Inspection of **Revenue** Records, PDDUN Chandauli in respect of the aforesaid property. It revealed that at present the name of R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal is recorded as owner in Revenue Record PDDUN Chandauli.

G Raghuvanshi sr



Ganesh Raghuvanshi

Advocate

Adhivakta Vishramalaya, Pillar No.8
Collectorate Court, Varanasi

Residence:

S.2/402A-4A, Sikraul, Varanasi

Mob: 9628914167

email: ananaya2004raghuvanshi@gmail.com

Date: 11-06-2025

Ref:.....

3- INSPECTION OF RECORDS AT SUB REGISTRAR OFFICE, PDDUN CHANDAULI:

An inspection was made of Index register no. 2 of Sub Registrar office, PDDUN Chandauli from **01-01-2012 to 06-06-2025** in respect of the aforesaid property, which showed it to be unencumbered.

4- DETAIL OF THE DOCUMENTS SUBMITTED BY THE INTENDING MORTGAGOR:

- 1- Sale deed dated 17-05-2025 executed by **Sanjay Kumar Agrawal S/o Late Gauri Shankar Agrawal** in favour of R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal regd. in Book No. I, Vol. No. 2503 pages 73 to 90 being doc. no. 5909 dated 17-05-2025 (for Arazi No. 106/4, 106/5, 104/2, total area 0.662 hectare)
- 2- Sale deed dated 17-05-2025 executed by **R.G. Trade Link Pvt. Ltd. through Sanjay Kumar Agrawal S/o Late Gauri Shankar Agrawal** in favour of R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal regd. in Book No. I, Vol. No. 2503 pages 55 to 72 being doc. no. 5908 dated 17-05-2025. (For Arazi No. 100/5 area 0.101 hectare)
- 3- Sale deed dated 17-05-2025 executed by **R.G. Trade Link Pvt. Ltd.** through Sanjay Kumar Agrawal S/o Late Gauri Shankar Agrawal in favour of R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal regd. in Book No. I, Vol. No. 2503 pages 91 to 108 being doc. no. 5910 dated 17-05-2025. (For Arazi No. 109/1 & 108 Min. area 273.23 sq.mtr)
- 4- Sale deed dated 17-05-2025 executed by **Sanjay Kumar Agrawal S/o Late Gauri Shankar Agrawal** in favour of R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal regd. in Book No. I, Vol. No. 2503 pages 109 to 126 being doc. no. 5911 dated 17-05-2025. (For Arazi No. 123/10 and 108 Min. total area 272.78 sq.mtr)
- 5- Sale deed dated 02-03-2017 executed **Ajay Kumar Tiwari S/o Ram Ugrah Tiwari** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 6948 pages 261 to 284 being doc. no. 1323 dated 02-03-2017 S.R. Chandauli. (For Arazi No. 106/4 area 392.5 sq.mtr.)
- 6- Sale Deed dated 16-02-2017 executed by **Ajay Kumar Tiwari S/o Ram Ugrah Tiwari** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 6930 pages 271 to 290 doc. no. 948 S.R. Chandauli (For Arazi 106/4 & 106/5 area 275 sq.mtr.)
- 7- Sale Deed dated 01-11-2012 executed by **Ramashre alias Ram Asare and Haridwar Ss/o Bharat** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 4041 pages 359 to 386 doc. no. 9742 S.R. Chandauli (For Arazi No. 104/2 area 30.66 Dismil)
- 8- Sale Deed dated 03-06-2013 executed by **Bhagwan Das S/o Bharat and Jagat Lal & Ramchander Ss/o Ramnath** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal

G. Raghuvanshi sv



Ganesh Raghuvanshi

Advocate

Adhivakta Vishramalaya, Pillar No.8
Collectorate Court, Varanasi

Residence:

S.2/402A-4A, Sikraul, Varanasi

Mob: 9628914167

email: ananya2004raghuvanshi@gmail.com

Date: 11.06.2025

Ref:.....

- regd. in Book No. I, Vol. No. 4439 pages 189 to 222 doc. no. 6281 S.R. Chandauli (For Arazi No. 104/2 area 60.4 Dismil)
- 9- Sale Deed dated 26-10-2012 executed by **Ramashre alias Ram Asare & Bhagwan Das & Haridwar Ss/o Bharat and Jagat Lal & Ram Chander Ss/o Ramnath** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 4036 pages 57 to 76 doc. no. 9633 S.R. Chandauli (For Arazi No. 95 area 54.5 Dismil)
- 10- Sale Deed dated 05-08-2024 executed by **Urmila Singh W/o Harender Singh Azad** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 1971 pages 371 to 392 doc. no. 8697 S.R. Mughalsarai Chandauli (For Arazi No. 123/10 area 146.38 sq.mtr.)
- 11- Sale Deed dated 18-06-2018 executed by **Nandlal Yadav alias Nanda Yadav S/o Late Gharbharan** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 7726 pages 131 to 150 doc. no. 6283 S.R. Sadar Chandauli (For Arazi No. 108 Min. area 1360 sq.ft. i.e. 126.39 sq.mtr.)
- 12- Sale Deed dated 19-06-2021 executed by **Smt. Sneha Maurya W/o Aanesh Kumar Maurya** in favour of R.G. Tradelink Pvt. Ltd. through director Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 10083 pages 305 to 326 doc. no. 7174 S.R. Sadar Chandauli (For Arazi No. 108 Min. area 154.62 sq.mtr. and Arazi No. 109/1 area 118.61 sq.mtr. total area 273.23 sq.mtr.)
- 13- Copy of sale deed dated 13-04-2021 executed by **Bhorik Prasad S/o Badri and Deepak Kumar alias Sandeep Kumar S/o Lorik** in favour of Smt. Sneha Maurya W/o Aanesh Kumar Maurya regd. being doc. no. 4711 S.R. Sadar Chandauli (For Arazi No. 109/1 area 118.61 sq.mtr.)
- 14- Copy of sale deed dated 08-10-2020 executed by **Prakash Yadav S/o Late Nanda Yadav alias Nand Lal Yadav** in favour of Smt. Sneha Maurya W/o Aanesh Kumar Maurya regd. being doc. no. 8966 S.R. Sadar Chandauli (For Arazi No. 108 Min. area 154.62 sq.mtr.)
- 15- Sale deed dated 05-07-2016 executed by **Smt. Pyari Devi W/o Brijmohan and Smt. Sita Devi W/o Baburam** in favour of R.G. Tradelink Pvt. Ltd. through director Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 6628 pages 123 to 142 being doc. no. 8188 S.R. Sadar Chandauli (For Arazi No. 100/5 area 0.101 hectare i.e. 25 Dismil)
- 16- Khatauni in the name of seller/ present owner.
- 5- **BRIEF HISTORY AND CHAIN OF TITLE:**
On perusal of records in respect of captioned property, it revealed that Land bearing Arazi Nos. 95, 100/5, 104/2, 106/4, 106/5, 108 Min., 109/1, 123/10 Situated at Mauza Harishankarpur, Pargana Raihupur, Tehsil PDDUN (Mughalsarai), Distt. Chandauli presently owned and possessed by **R.G. Infraventure Pvt. Ltd.** through Director Akash Banshal.

G. Raghuvanshi



Ganesh Raghuvanshi

Advocate

Adhivakta Vishramalaya, Pillar No.8
Collectorate Court, Varanasi

Residence:

S.2/402A-4A, Sikraul, Varanasi

Mob: 9628914167

email: ananaya2004raghuvanshi@gmail.com

Date: 11.06.2025

Ref:.....

1. Original (Ancestral) Owners:

The following persons were the original owners of the lands mentioned, holding them as part of their ancestral agricultural holdings in Mauza Harishankarpur, Pargana Raihupur, Tehsil PDDUN (Mughalsara), Distt. Chandauli:

- Ramashre alias Ram Asare, Bhagwan Das, Haridwar – all sons of Bharat
- Jagat Lal and Ram Chander – sons of Ramnath
- Ajay Kumar Tiwari S/o Ram Ugrah Tiwari
- Nandlal Yadav alias Nanda Yadav S/o Late Gharbharan
- Prakash Yadav S/o Nanda Yadav alias Nandlal
- Bhorik Prasad S/o Badri
- Deepak Kumar alias Sandeep Kumar S/o Lorik
- Laxmi Prasad, Surendra and Shanti (sold to Urmila Singh)
- Smt. Pyari Devi W/o Brijmohan
- Smt. Sita Devi W/o Baburam

2. Chain of Ownership Transfers (Date wise):

(a) From Ancestral Owners to Sanjay Kumar Agrawal:

1. Sale deed dated 26-10-2012 – Ramashre, Bhagwan Das, Haridwar, Jagat Lal, and Ramchander sold Arazi No. 95 (54.5 dismil) to Sanjay Kumar Agrawal (Doc. No. 9633).
2. Sale deed dated 01-11-2012 – Ramashre and Haridwar sold part of Arazi No. 104/2 (30.66 dismil) to Sanjay Kumar Agrawal (Doc. No. 9742).
3. Sale deed dated 03-06-2013 – Bhagwan Das, Jagat Lal, and Ramchander sold additional 60.4 dismil of Arazi No. 104/2 to Sanjay Kumar Agrawal (Doc. No. 6281).
4. Sale deed dated 16-02-2017 – Ajay Kumar Tiwari sold Arazi No. 106/4 & 106/5 (275 sq.mtr.) to Sanjay Kumar Agrawal (Doc. No. 948).
5. Sale deed dated 02-03-2017 – Ajay Kumar Tiwari again sold additional part of Arazi No. 106/4 (392.5 sq.mtr.) to Sanjay Kumar Agrawal (Doc. No. 1323).
6. Sale deed dated 18-06-2018 – Nandlal Yadav alias Nanda Yadav sold Arazi No. 108 Min. (126.39 sq.mtr.) to Sanjay Kumar Agrawal (Doc. No. 6283).
7. Sale deed dated 05-08-2024 – Urmila Singh W/o Harender Singh Azad sold Arazi No. 123/10 (146.38 sq.mtr.) to Sanjay Kumar Agrawal (Doc. No. 8697).

(b) From Ancestral Owners to R.G. Tradelink Pvt. Ltd.:

8. Sale deed dated 05-07-2016 – Smt. Pyari Devi and Smt. Sita Devi sold Arazi No. 100/5 (0.101 hectare) to R.G. Tradelink Pvt. Ltd., represented by Sanjay Kumar Agrawal (Doc. No. 8188).

G. Raghuvanshi

Ganesh Raghuvanshi

Advocate

Adhivakta Vishramalaya, Pillar No.8
Collectorate Court, Varanasi

Residence:

S.2/402A-4A, Sikraul, Varanasi

Mob: 9628914167

email: ananaya2004raghuvanshi@gmail.com

Date: 11.06.2025

Ref:.....

9. Sale deed dated 08-10-2020 – Prakash Yadav sold Arazi No. 108 Min. (154.62 sq.mtr.) to Smt. Sneha Maurya (Doc. No. 8966).
10. Sale deed dated 13-04-2021 – Bhorik Prasad and Deepak Kumar sold Arazi No. 109/1 (118.61 sq.mtr.) to Smt. Sneha Maurya (Doc. No. 4711).
11. Sale deed dated 19-06-2021 – Smt. Sneha Maurya sold combined Arazi Nos. 108 Min. and 109/1 (total 273.23 sq.mtr.) to R.G. Tradelink Pvt. Ltd. through Sanjay Kumar Agrawal (Doc. No. 7174).

(c) **From Sanjay Kumar Agrawal & R.G. Tradelink to R.G. Infraventure Pvt. Ltd.:**

All final Sale deeds below were executed on 17-05-2025, registered at Sub Registrar, Chandauli:

12. **Sale deed dated 17-05-2025 Doc. No. 5908:** R.G. Tradelink Pvt. Ltd. sold Arazi No. 100/5 (0.101 hectare) to R.G. Infraventure Pvt. Ltd. through Director Akash Banshal S/o Sanjay Kumar Agrawal.
13. **Sale deed dated 17-05-2025 Doc. No. 5909:** Sanjay Kumar Agrawal sold Arazi Nos. 106/4, 106/5, and 104/2 (total 0.662 hectare) to R.G. Infraventure Pvt. Ltd..
14. **Sale deed dated 17-05-2025 Doc. No. 5910:** R.G. Tradelink Pvt. Ltd. sold Arazi Nos. 109/1 and 108 Min. (273.23 sq.mtr.) to R.G. Infraventure Pvt. Ltd..
15. **Sale deed dated 17-05-2025 Doc. No. 5911:** Sanjay Kumar Agrawal sold Arazi Nos. 123/10 and part of 108 Min. (total 272.78 sq.mtr.) to R.G. Infraventure Pvt. Ltd.

3. **Present Ownership:**

As of 17-05-2025, the above-mentioned Arazi numbers are lawfully and validly held by R.G. Infraventure Pvt. Ltd., through its Director Akash Banshal S/o Sanjay Kumar Agrawal, by virtue of registered sale deeds duly registered in Sub-Registrar's office, District Chandauli and name of present is also mutated in Revenue records as owner of the property. THE CHAIN OF TITLE IS CLEAR.

The **total area** presently held by **R.G. Infraventure Pvt. Ltd.** is approximately **0.8176 hectare (or 8,176 sq.mtr.)**

6- **FINAL CERTIFICATE AND LEGAL OPINION:**

On the basis of the said search and enquiry it is hereby certified that the aforesaid property is free from all sorts of encumbrances during the period of aforesaid inspection was made. It holds a good marketable title. **The chain of title is complete.** Any restrictive covenant do not effect the security of the Bank in any manner whatsoever if the said property is mortgaged with the Bank. Hence, an equitable mortgage may be created by deposits of original title deed/ documents mentioned hereinabove with the Bank.

G. Raghuvanshi



Ganesh Raghuvanshi

Advocate

Adhivakta Vishramalaya, Pillar No.8
Collectorate Court, Varanasi

Residence:

S.2/402A-4A, Sikraul, Varanasi

Mob: 9628914167

email: ananaya2004raghuvanshi@gmail.com

Ref:.....

Date: 11.06.2025

I have searched the relevant records in respect of the aforesaid immovable property, which is intended to be mortgaged/charged in the office of the Sub Registrar of Assurances (or any other such semi authorized authority of the Govt.)

On the basis of such a search made. I confirm that **R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal** borrower/guarantor has clear legal and marketable title of the aforesaid immovable property.

Also further certify that the documents deposited by **R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal** for the purpose of create of mortgage/charges are genuine and Original document of title to the aforesaid immovable property. I have compared it from index register II from the office of Sub Registrar PDDUN Chandauli and obtained Certified copy of the document enclose with the report.

7- INSPECTION RECEIPTS:

An inspection vide **Receipt and NEC Cert.** for above inspection issued by Sub Registrar, PDDUN Chandauli, are enclosed herewith along with the documents mentioned hereinabove.

Submitted By.
G. Raghuvanshi
Ganesh Raghuvanshi
Advocate

Ganesh Raghuvanshi

Advocate

Adhivakta Vishramalaya, Pillar No.8
Collectorate Court, Varanasi

Residence:

S.2/402A-4A, Sikraul, Varanasi

Mob: 9628914167

email: ananaya2004raghuvanshi@gmail.com

Date: 17062025

Ref:.....

Annexure-IV

SPECIAL REPORT ON TITLE

Reg: PROPERTY SITUATE AT:

Arazi No. 106/4 & 106/5 area 0.074 hectare and Arazi No. 104/2 area 0.368 hectare,
Arazi No. 95 area 0.220 hectare total area 0.662 hectare situated at Mauza
Harishankarpur, Pargana Ralhupur, Tehsil PDDUN (Mughalsarai), Distt. Chandauli

BELONGING TO:

R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal
R/o Office, Behind Kapoor Katra, Chandhasi, Mughalsarai Distt. Chandauli

ASPECTS TO BE CONSIDERED		COUNSEL'S STATEMENT
A. PARTICULARS		
1.	Name of the Borrower with address:	R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal
2.	Name of the person offering Mortgage with parentage /constitution and address:	R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal R/o Office, Behind Kapoor Katra, Chandhasi, Mughalsarai Distt. Chandauli
3.	[A] Arazi No. 106/4 & 106/5 area 0.074 hectare and Arazi No. 104/2 area 0.368 hectare, Arazi No. 95 area 0.220 hectare total area 0.662 hectare situated at Mauza Harishankarpur, Pargana Ralhupur, Tehsil PDDUN (Mughalsarai), Distt. Chandauli, bounded as below:- East: Land of R.G. etc. West: Land of others North: Land of purchaser and Pratima Devi. South: Arazi No. 96	
	[B] Arazi No. 100/5 area 0.101 hectare situated at Mauza Harishankarpur, Pargana Ralhupur, Tehsil PDDUN (Mughalsarai), Distt. Chandauli, bounded as below:- East: Land of others West: Arazi No. 95 and 96 North: Arazi No. 104/2 South: Arazi No. 99	
	[C] Arazi No. 1091 & 108 Min. area 273.23 sq.mtr situated at Mauza Harishankarpur, Pargana Ralhupur, Tehsil PDDUN (Mughalsarai), Distt. Chandauli, bounded as below:- East: Land of Durga etc. West: Part of Arazi No. 108 North: Land of purchaser South: Arazi No. 106/4	
	[D] Arazi No. 123/10 area 146.38 sq.mtr. & 108 Min. 126.4 sq.mtr total area 272.78 sq.mtr situated at Mauza Harishankarpur, Pargana Ralhupur, Tehsil PDDUN (Mughalsarai), Distt. Chandauli, bounded as below:- East: Land of Vijay Bahadur Singh West: Land of others North: Pakka Rasta 30ft wide. South: Part of Arazi No. 108	

G. R. Raghuvanshi
Advocate

Ganesh Raghuvanshi

Advocate

Adhivakta Vishramalaya, Pillar No.8
Collectorate Court, Varanasi

Residence:

S.2/402A-4A, Sikraul, Varanasi

Mob: 9628914167

email: ananaya2004raghuvanshi@gmail.com

Ref:.....

Date: 11.06.2025

B. INVESTIGATIONS

1. Details of the title deeds/documents (including Link Deeds / Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of documents, date of execution and details of registration)
- 1- Sale deed dated 17-05-2025 executed by **Sanjay Kumar Agrawal S/o Late Gauri Shankar Agrawal** in favour of R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal regd. in Book No. I, Vol. No. 2503 pages 73 to 90 being doc. no. 5909 dated 17-05-2025 (for Arazi No. 106/4, 106/5, 104/2, total area 0.662 hectare)
 - 2- Sale deed dated 17-05-2025 executed by **R.G. Trade Link Pvt. Ltd. through Sanjay Kumar Agrawal S/o Late Gauri Shankar Agrawal** in favour of R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal regd. in Book No. I, Vol. No. 2503 pages 55 to 72 being doc. no. 5908 dated 17-05-2025. (For Arazi No. 100/5 area 0.101 hectare)
 - 3- Sale deed dated 17-05-2025 executed by **R.G. Trade Link Pvt. Ltd.** through Sanjay Kumar Agrawal S/o Late Gauri Shankar Agrawal in favour of R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal regd. in Book No. I, Vol. No. 2503 pages 91 to 108 being doc. no. 5910 dated 17-05-2025. (For Arazi No. 109/1 & 108 Min. area 273.23 sq.mtr)
 - 4- Sale deed dated 17-05-2025 executed by **Sanjay Kumar Agrawal S/o Late Gauri Shankar Agrawal** in favour of R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal regd. in Book No. I, Vol. No. 2503 pages 109 to 126 being doc. no. 5911 dated 17-05-2025. (For Arazi No. 123/10 and 108 Min. total area 272.78 sq.mtr)
 - 5- Sale deed dated 02-03-2017 executed **Ajay Kumar Tiwari S/o Ram Ugrah Tiwari** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 6948 pages 261 to 284 being doc. no. 1323 dated 02-03-2017 S.R. Chandauli. (For Arazi No. 106/4 area 392.5 sq.mtr.)
 - 6- Sale Deed dated 16-02-2017 executed by **Ajay Kumar Tiwari S/o Ram Ugrah Tiwari** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 6930 pages 271 to 290 doc. no. 948 S.R. Chandauli (For Arazi 106/4 & 106/5 area 275 sq.mtr.)
 - 7- Sale Deed dated 01-11-2012 executed by **Ramashre alias Ram Asare and Haridwar Ss/o Bharat** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 4041 pages 359 to 386 doc. no. 9742 S.R. Chandauli (For Arazi No. 104/2 area 30.66 Dismil)
 - 8- Sale Deed dated 03-06-2013 executed by **Bhagwan Das S/o Bharat and Jagat Lal & Ramchander Ss/o Ramnath** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 4439 pages 189 to 222 doc. no. 6281 S.R. Chandauli (For Arazi

G. Raghuvanshi
Advocate
Sikraul, Varanasi

Ganesh Raghuvanshi

Advocate

Adhivakta Vishramalaya, Pillar No.8
Collectorate Court, Varanasi

Residence:

S.2/402A-4A, Sikraul, Varanasi

Mob: 9628914167

email: ananaya2004raghuvanshi@gmail.com

Ref:.....

Date: 11.06.2025

No. 104/2 area 60.4 Dismil)	
9-	Sale Deed dated 26-10-2012 executed by Ramashre alias Ram Asare & Bhagwan Das & Haridwar Ss/o Bharat and Jagat Lal & Ram Chander Ss/o Ramnath in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 4036 pages 57 to 76 doc. no. 9633 S.R. Chandauli (For Arazi No. 95 area 54.5 Dismil)
10-	Sale Deed dated 05-08-2024 executed by Urmila Singh W/o Harender Singh Azad in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 1971 pages 371 to 392 doc. no. 8697 S.R. Mughalsarai Chandauli (For Arazi No. 123/10 area 146.38 sq.mtr.)
11-	Sale Deed dated 18-06-2018 executed by Nandlal Yadav alias Nanda Yadav S/o Late Gharbharan in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 7726 pages 131 to 150 doc. no. 6283 S.R. Sadar Chandauli (For Arazi No. 108 Min. area 1360 sq.ft. i.e. 126.39 sq.mtr.)
12-	Sale Deed dated 19-06-2021 executed by Smt. Sneha Maurya W/o Aanesh Kumar Maurya in favour of R.G. Tradelink Pvt. Ltd. through director Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 10083 pages 305 to 326 doc. no. 7174 S.R. Sadar Chandauli (For Arazi No. 108 Min. area 154.62 sq.mtr. and Arazi No. 109/1 area 118.61 sq.mtr. total area 273.23 sq.mtr.)
13-	Copy of sale deed dated 13-04-2021 executed by Bhorik Prasad S/o Badri and Deepak Kumar alias Sandeep Kumar S/o Lorik in favour of Smt. Sneha Maurya W/o Aanesh Kumar Maurya regd. being doc. no. 4711 S.R. Sadar Chandauli (For Arazi No. 109/1 area 118.61 sq.mtr.)
14-	Copy of sale deed dated 08-10-2020 executed by Prakash Yadav S/o Late Nanda Yadav alias Nand Lal Yadav in favour of Smt. Sneha Maurya W/o Aanesh Kumar Maurya regd. being doc. no. 8966 S.R. Sadar Chandauli (For Arazi No. 108 Min. area 154.62 sq.mtr.)
15-	Sale deed dated 05-07-2016 executed by Smt. Pyari Devi W/o Brijmohan and Smt. Sita Devi W/o Baburam in favour of R.G. Tradelink Pvt. Ltd. through director Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 6628 pages 123 to 142 being doc. no. 8188 S.R. Sadar Chandauli (For Arazi No. 100/5 area 0.101 hectare i.e. 25 Dismil)
16-	Khatauni in the name of seller/ present owner.

2.	Whether certified copy have been obtained from the Registrar's Office.	Yes
3.	Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	Yes Compared with Cert. copy of documents and both are same and genuine

G. Raghuvanshi
1

Ganesh Raghuvanshi

Advocate

Adhivakta Vishramalaya, Pillar No.8
Collectorate Court, Varanasi

Residence:

S.2/402A-4A, Sikraul, Varanasi

Mob: 9628914167

email: ananaya2004raghuvanshi@gmail.com

Date: 11.06.2025

Ref:.....

4.	Whether the registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?	Yes, Verified in the Sub Registrar Office.
5.	Whether the registration particulars numbers and 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, duly registered in the office of concerned Sub Registrar.
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' office.	Photograph of parties were affixed.
7.	Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?	Yes, tallied and no variation found.
8.	Whether the property has been mutated in the name of the person offering the mortgage?	The name of intending mortgagor is recorded in Revenue Record.
9.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Yes.
10.	Whether there is any bar under any local law 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 purposes)	Any local law for creation of security does not affect the property.
11.	Whether there are any restrictions 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 thereof.	Property is acquired through Sale Deeds.
14.	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	Property is cleared from any land acquisition Act.
15.	Whether Urban Land Ceiling Act is applicable in the State where the property is located?	Since the Urban Land Ceiling Act 1976 has been repealed, it is not applicable.

G. Raghuvanshi

Ganesh Raghuvanshi

Advocate

Adhivakta Vishramalaya, Pillar No.8
Collectorate Court, Varanasi

Residence:

S.2/402A-4A, Sikraul, Varanasi

Mob: 9628914167

email: ananaya2004raghuvanshi@gmail.com

Ref:.....

Date: 11/06/2025

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?	Property is freehold.
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 favouring 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 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?	N.A.
21.	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	Property are Agriculture land, therefore declaration of Non Agriculture land is required.
22.	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the bank while submitting the certificate of title investigation.	N.A.
23.	Whether the owner s title valid, absolute, clear and marketable one	Yes.
24.	Based on the documents available, whether the owner s title is saleable?	Yes.
25.	Based on the documents available, whether the owner s title is Transferable?	Yes.
26.	Whether the mortgaged property is enforceable under SARFAESI Act - 2002	Yes.

DATE : _____

PLACE : Varanasi

G. Raghuvanshi
(Ganesh Raghuvanshi)
Advocate



Ganesh Raghuvanshi

Advocate

Adhivakta Vishramalaya, Pillar No.8
Collectorate Court, Varanasi

Residence:

S.2/402A-4A, Sikraul, Varanasi

Mob: 9628914167

email: ananya2004raghuvanshi@gmail.com

Date: 11.06.2025

Ref:.....

ANNEXURE - V

CERTIFICATE

Ganesh Raghuvanshi, Advocate,
S.2/402A-4A, Sikraul, Varanasi
Mob: 9628914167

To,
The Competent Authority.

Req.: Opinion on investigation of title and obtaining of search report in respect of PROPERTY BELONGING TO R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal R/o Office, Behind Kapoor Katra, Chandhasi, Mughalsarai Dist. Chandauli.

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other office 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 thereof tally with the information as sated in the records of office of Sub Registrar/ Registrar of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further hereby certify that intending mortgage have clear, valid and marketable title over the above said property and he/she is competent to create the mortgage. I hereby further certified that the **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESIA)** is enforceable over the property in question and any dues, in future, may be recovered under said Act

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 records of the office of Sub Registrar/ Registrar of Assurances and also from the records of other appropriate authorities.

- 1- Sale deed dated 17-05-2025 executed by **Sanjay Kumar Agrawal S/o Late Gauri Shankar Agrawal** in favour of R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal regd. in Book No. I, Vol. No. 2503 pages 73 to 90 being doc. no. 5909 dated 17-05-2025 (for Arazi No. 106/4, 106/5, 104/2, total area 0.662 hectare)
- 2- Sale deed dated 17-05-2025 executed by **R.G. Trade Link Pvt. Ltd. through Sanjay Kumar Agrawal S/o Late Gauri Shankar Agrawal** in favour of R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal regd. in Book No. I, Vol. No. 2503 pages 55 to 72 being doc. no. 5908 dated 17-05-2025. (For Arazi No. 100/5 area 0.101 hectare)

G. Raghuvanshi *se*



Ganesh Raghuvanshi

Advocate

Adhivakta Vishramalaya, Pillar No.8
Collectorate Court, Varanasi

Residence:

S.2/402A-4A, Sikraul, Varanasi

Mob: 9628914167

email: ananaya2004raghuvanshi@gmail.com

Ref:.....

Date: 11.06.2025

- 3- Sale deed dated 17-05-2025 executed by **R.G. Trade Link Pvt. Ltd.** through Sanjay Kumar Agrawal S/o Late Gauri Shankar Agrawal in favour of R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal regd. in Book No. 1, Vol. No. 2503 pages 91 to 108 being doc. no. 5910 dated 17-05-2025. (For Arazi No. 109/1 & 108 Min. area 273.23 sq.mtr)
- 4- Sale deed dated 17-05-2025 executed by **Sanjay Kumar Agrawal S/o Late Gauri Shankar Agrawal** in favour of R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal regd. in Book No. 1, Vol. No. 2503 pages 109 to 126 being doc. no. 5911 dated 17-05-2025. (For Arazi No. 123/10 and 108 Min. total area 272.78 sq.mtr)
- 5- Sale deed dated 02-03-2017 executed **Ajay Kumar Tiwari S/o Ram Ugrah Tiwari** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. 1, Vol. No. 6948 pages 261 to 284 being doc. no. 1323 dated 02-03-2017 S.R. Chandauli. (For Arazi No. 106/4 area 392.5 sq.mtr.)
- 6- Sale Deed dated 16-02-2017 executed by **Ajay Kumar Tiwari S/o Ram Ugrah Tiwari** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. 1, Vol. No. 6930 pages 271 to 290 doc. no. 948 S.R. Chandauli (For Arazi 106/4 & 106/5 area 275 sq.mtr.)
- 7- Sale Deed dated 01-11-2012 executed by **Ramashre alias Ram Asare and Haridwar Ss/o Bharat** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. 1, Vol. No. 4041 pages 359 to 386 doc. no. 9742 S.R. Chandauli (For Arazi No. 104/2 area 30.66 Dismil)
- 8- Sale Deed dated 03-06-2013 executed by **Bhagwan Das S/o Bharat and Jagat Lal & Ramchander Ss/o Ramnath** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. 1, Vol. No. 4439 pages 189 to 222 doc. no. 6281 S.R. Chandauli (For Arazi No. 104/2 area 60.4 Dismil)
- 9- Sale Deed dated 26-10-2012 executed by **Ramashre alias Ram Asare & Bhagwan Das & Haridwar Ss/o Bharat and Jagat Lal & Ram Chander Ss/o Ramnath** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. 1, Vol. No. 4036 pages 57 to 76 doc. no. 9633 S.R. Chandauli (For Arazi No. 95 area 54.5 Dismil)
- 10- Sale Deed dated 05-08-2024 executed by **Urmila Singh W/o Harender Singh Azad** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. 1, Vol. No. 1971 pages 371 to 392 doc. no. 8697 S.R. Mughalsaral Chandauli (For Arazi No. 123/10 area 146.38 sq.mtr.)
- 11- Sale Deed dated 18-06-2018 executed by **Nandlal Yadav alias Nanda Yadav S/o Late Gharbharan** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. 1, Vol. No. 7726 pages 131 to 150 doc. no. 6283 S.R. Sadar Chandauli (For Arazi No. 108 Min. area 1360 sq.ft. i.e. 126.39 sq.mtr.)

G. Raghuvanshi



Ganesh Raghuvanshi

Advocate

Adhivakta Vishramalaya, Pillar No.8
Collectorate Court, Varanasi

Residence:

S.2/402A-4A, Sikraul, Varanasi

Mob: 9628914167

email: ananaya2004raghuvanshi@gmail.com

Ref:.....

Date: 11.06.2025

- 12- Sale Deed dated 19-06-2021 executed by **Smt. Sneha Maurya W/o Aanesh Kumar Maurya** in favour of R.G. Tradelink Pvt. Ltd. through director Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 10093 pages 305 to 326 doc. no. 7174 S.R. Sadar Chandauli (For Arazi No. 108 Min. area 154.62 sq.mtr. and Arazi No. 109/1 area 118.61 sq.mtr. total area 273.23 sq.mtr.)
- 13- Copy of sale deed dated 13-04-2021 executed by **Bhorik Prasad S/o Badri and Deepak Kumar alias Sandeep Kumar S/o Lorik** in favour of Smt. Sneha Maurya W/o Aanesh Kumar Maurya regd. being doc. no. 4711 S.R. Sadar Chandauli (For Arazi No. 109/1 area 118.61 sq.mtr.)
- 14- Copy of sale deed dated 08-10-2020 executed by **Prakash Yadav S/o Late Nanda Yadav alias Nand Lal Yadav** in favour of Smt. Sneha Maurya W/o Aanesh Kumar Maurya regd. being doc. no. 8966 S.R. Sadar Chandauli (For Arazi No. 108 Min. area 154.62 sq.mtr.)
- 15- Sale deed dated 05-07-2016 executed by **Smt. Pyari Devi W/o Brijmohan and Smt. Sita Devi W/o Baburam** in favour of R.G. Tradelink Pvt. Ltd. through director Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 6628 pages 123 to 142 being doc. no. 8188 S.R. Sadar Chandauli (For Arazi No. 100/5 area 0.101 hectare i.e. 25 Dismil)
- 16- Khatauni in the name of seller/ present owner.

I shall be liable/ responsible, if any loss is 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 BANK ASSOCIATION OR RESERVE BANK OF INDIA OR ANY other such body for circulation amongst bank/s financial institutions.

The search report of which is annexed hereto, conducted by me, for the period from **01-01-2012 to 06-06-2025** does not disclose any encumbrances as stated therein.

I have not given/ have given opinion earlier on investigation of title relating to the same property as detailed hereunder:-

- | | |
|--|------|
| (a) Name of Lender: | N.A. |
| (b) Date of Opinion and reference no. (if any) | N.A. |
| (c) Remarks: | N.A. |

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

I hereby certify that **R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal** has a clear, valid and marketable title over the above said property and he/she 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.

G. Raghuvanshi



Ganesh Raghuvanshi

Advocate

Adhivakta Vishramalaya, Pillar No.8
Collectorate Court, Varanasi

Residence:

S.2/402A-4A, Sikraul, Varanasi

Mob: 9628914167

email: ananya2004raghuvanshi@gmail.com

Date: 11.06.2025

Ref:.....

- 1- Original Sale deed dated 17-05-2025 executed by **Sanjay Kumar Agrawal S/o Late Gauri Shankar Agrawal** in favour of R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal regd. in Book No. I, Vol. No. 2503 pages 73 to 90 being doc. no. 5909 dated 17-05-2025 (for Arazi No. 106/4, 106/5, 104/2, total area 0.662 hectare)
- 2- Original Sale deed dated 17-05-2025 executed by **R.G. Trade Link Pvt. Ltd. through Sanjay Kumar Agrawal S/o Late Gauri Shankar Agrawal** in favour of R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal regd. in Book No. I, Vol. No. 2503 pages 55 to 72 being doc. no. 5908 dated 17-05-2025. (For Arazi No. 100/5 area 0.101 hectare)
- 3- Original Sale deed dated 17-05-2025 executed by **R.G. Trade Link Pvt. Ltd.** through Sanjay Kumar Agrawal S/o Late Gauri Shankar Agrawal in favour of R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal regd. in Book No. I, Vol. No. 2503 pages 91 to 108 being doc. no. 5910 dated 17-05-2025. (For Arazi No. 109/1 & 108 Min. area 273.23 sq.mtr)
- 4- Original Sale deed dated 17-05-2025 executed by **Sanjay Kumar Agrawal S/o Late Gauri Shankar Agrawal** in favour of R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal regd. in Book No. I, Vol. No. 2503 pages 109 to 126 being doc. no. 5911 dated 17-05-2025. (For Arazi No. 123/10 and 108 Min. total area 272.78 sq.mtr)
- 5- Original Sale deed dated 02-03-2017 executed **Ajay Kumar Tiwari S/o Ram Ugrah Tiwari** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 6948 pages 261 to 284 being doc. no. 1323 dated 02-03-2017 S.R. Chandauli. (For Arazi No. 106/4 area 392.5 sq.mtr.)
- 6- Original Sale Deed dated 16-02-2017 executed by **Ajay Kumar Tiwari S/o Ram Ugrah Tiwari** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 6930 pages 271 to 290 doc. no. 948 S.R. Chandauli (For Arazi 106/4 & 106/5 area 275 sq.mtr.)
- 7- Original Sale Deed dated 01-11-2012 executed by **Ramashre alias Ram Asare and Haridwar Ss/o Bharat** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 4041 pages 359 to 386 doc. no. 9742 S.R. Chandauli (For Arazi No. 104/2 area 30.66 Dismil)
- 8- Original Sale Deed dated 03-06-2013 executed by **Bhagwan Das S/o Bharat and Jagat Lal & Ramchander Ss/o Ramnath** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 4439 pages 189 to 222 doc. no. 6281 S.R. Chandauli (For Arazi No. 104/2 area 60.4 Dismil)
- 9- Original Sale Deed dated 26-10-2012 executed by **Ramashre alias Ram Asare & Bhagwan Das & Haridwar Ss/o Bharat and Jagat Lal & Ram Chander Ss/o Ramnath** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I,




Ganesh Raghuvanshi

Advocate

Adhivakta Vishramalaya, Pillar No.8
Collectorate Court, Varanasi

Residence:

S.2/402A-4A, Sikraul, Varanasi

Mob: 9628914167

email: ananya2004raghuvanshi@gmail.com

Ref:.....

Date: 11.06.2025

- Vol. No. 4036 pages 57 to 76 doc. no. 9633 S.R. Chandauli (For Arazi No. 95 area 54.5 Dismil)
- 10- Original Sale Deed dated 05-08-2024 executed by **Urmila Singh W/o Harender Singh Azad** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 1971 pages 371 to 392 doc. no. 8697 S.R. Mughalsaral Chandauli (For Arazi No. 123/10 area 146.38 sq.mtr.)
- 11- Original Sale Deed dated 18-06-2018 executed by **Nandlal Yadav alias Nanda Yadav** S/o Late Gharbharan in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 7726 pages 131 to 150 doc. no. 6283 S.R. Sadar Chandauli (For Arazi No. 108 Min. area 1360 sq.ft. i.e. 126.39 sq.mtr.)
- 12- Original Sale Deed dated 19-06-2021 executed by **Smt. Sneha Maurya** W/o Aanesh Kumar Maurya in favour of R.G. Tradelink Pvt. Ltd. through director Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 10083 pages 305 to 326 doc. no. 7174 S.R. Sadar Chandauli (For Arazi No. 108 Min. area 154.62 sq.mtr. and Arazi No. 109/1 area 118.61 sq.mtr. total area 273.23 sq.mtr.)
- 13- Original sale deed dated 13-04-2021 executed by **Bhorik Prasad S/o Badri and Deepak Kumar alias Sandeep Kumar S/o Lorik** in favour of Smt. Sneha Maurya W/o Aanesh Kumar Maurya regd. being doc. no. 4711 S.R. Sadar Chandauli (For Arazi No. 109/1 area 118.61 sq.mtr.)
- 14- Original sale deed dated 08-10-2020 executed by **Prakash Yadav S/o Late Nanda Yadav alias Nand Lal Yadav** in favour of Smt. Sneha Maurya W/o Aanesh Kumar Maurya regd. being doc. no. 8966 S.R. Sadar Chandauli (For Arazi No. 108 Min. area 154.62 sq.mtr.)
- 15- Original Sale deed dated 05-07-2016 executed by **Smt. Pyari Devi W/o Brijmohan and Smt. Sita Devi W/o Baburam** in favour of R.G. Tradelink Pvt. Ltd. through director Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 6628 pages 123 to 142 being doc. no. 8188 S.R. Sadar Chandauli (For Arazi No. 100/5 area 0.101 hectare i.e. 25 Dismil)
- 16- Khatauni in the name of seller/ present owner.

I have returned the original title deeds and other documents shown to me to Branch official against receipt.


Ganesh Raghuvanshi
Advocate

- End: 1. Special Report
2. Chain of Title as per Para-5 of Advocate's report.
3. Cert. Copy of Sale deeds and Khatauni.
4. Receipt and NEC Cert. issued by S.R. PDDUN Chandauli

Ganesh Raghuvanshi

Advocate

Adhivakta Vishramalaya, Pillar No.8
Collectorate Court, Varanasi

Residence:

S.2402A-4A, Sikraul, Varanasi

Mob: 9628914167

email: ananaya2004raghuvanshi@gmail.com

Ref:.....

Date: 11.06.2025

Annexure VA

SEARCH REPORT

Account _____

Search Report relates to searches made in:

- a) Sub Registrar Office
 - b) Registrar of Companies
 - c) Courts
 - d) Other offices:
 - a) Office of the Co-operative Society.
 - b) _____ Development Authority.
(DDA/HUDA/ and the like)
 - e) Any other documents
 - i) Receipt for payment of Municipal Taxes etc.
- 1- Sub Registrar / Registrar of Assurance Office

The encumbrance certificate was obtained from the sub registrar, PDDUN Chandauli for the period from **01-01-2012 to 06-06-2025** and no encumbrances was found.

- a)
- b)
- c)

(If there is no system of issue of encumbrance certificate in the office of Sub Registrar, it be stated accordingly.)

- 2- Besides obtaining encumbrances certificate from the Sub Registrar, personal search was carried out by me for the said purpose. Inspection was made on **06-06-2025** for the period from **01-01-2012 to 06-06-2025** at the following sub Registrar / offices.

- a)
- b)
- c)

The search report disclosed the followings encumbrances:

- 3- The ownership of the property being of a company, search was conducted in the following offices of the registrar of companies:-
The search made out in the office of Registrar of Companies disclosed:-


G. Raghuvanshi sr

Ganesh Raghuvanshi

Advocate

Adhivakta Vishramalaya, Pillar No.8
Collectorate Court, Varanasi

Residence:

S 2/402A-4A, Sikraul, Varanasi

Mob: 9628914167

email: manaya2004raghuvanshi@gmail.com

Ref:.....

Date: 11.06.2025

ROC	Information

4. Inspection of Court records disclosed:-
(This may detail suit pending, decrees, attachment before judgment injunction, appointment of receiver and appointment of liquidator)

Name of Court	Date of Order	Nature of Order

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

Office	Date of Search / Inspection	Information
Sub Registrar Office, PDDUN Chandauli	06-06-2025	01-01-2012 to 06-06-2025

- 6- A study of the following documents disclosed:

Details of documents perused	Information
1- Sale deed dated 17-05-2025 executed by Sanjay Kumar Agrawal S/o Late Gauri Shankar Agrawal in favour of R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal regd. in Book No. I, Vol. No. 2503 pages 73 to 90 being doc. no. 5909 dated 17-05-2025 (for Arazi No. 106/4, 106/5, 104/2, total area 0.662 hectare)	
2- Sale deed dated 17-05-2025 executed by R.G. Trade Link Pvt. Ltd. through Sanjay Kumar Agrawal S/o Late Gauri Shankar Agrawal in favour of R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal regd. in Book No. I, Vol. No. 2503 pages 55 to 72 being doc. no. 5908 dated 17-05-2025. (For Arazi No. 100/5 area 0.101 hectare)	
3- Sale deed dated 17-05-2025 executed by R.G. Trade Link Pvt. Ltd. through Sanjay Kumar Agrawal S/o Late Gauri Shankar Agrawal in favour of R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal regd. in Book No. I, Vol. No. 2503 pages 91 to 108 being doc. no. 5910 dated 17-05-2025. (For Arazi No. 109/1 & 108 Min. area 273.23 sq.mtr)	
4- Sale deed dated 17-05-2025 executed by Sanjay Kumar Agrawal S/o Late Gauri Shankar Agrawal in favour of	

G. Raghuvanshi



Ganesh Raghuvanshi

Advocate

Adhivakta Vishramalaya, Pillar No.8
Collectorate Court, Varanasi

Residence:

S.2/402A-4A, Sikraul, Varanasi

Mob: 9628914167

email: ananya2004raghuvanshi@gmail.com

Ref:.....

Date: 11.06.2025

- R.G. Infraventure Pvt. Ltd. through director Akash Banshal S/o Sanjay Kumar Agrawal regd. in Book No. I, Vol. No. 2503 pages 109 to 126 being doc. no. 5911 dated 17-05-2025. (For Arazi No. 123/10 and 108 Min. total area 272.78 sq.mtr)
- 5- Sale deed dated 02-03-2017 executed **Ajay Kumar Tiwari** S/o Ram Ugrah Tiwari in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 6948 pages 261 to 284 being doc. no. 1323 dated 02-03-2017 S.R. Chandauli. (For Arazi No. 106/4 area 392.5 sq.mtr.)
- 6- Sale Deed dated 16-02-2017 executed by **Ajay Kumar Tiwari** S/o Ram Ugrah Tiwari in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 6930 pages 271 to 290 doc. no. 948 S.R. Chandauli (For Arazi 106/4 & 106/5 area 275 sq.mtr.)
- 7- Sale Deed dated 01-11-2012 executed by **Ramashre alias Ram Asare and Haridwar** Ss/o Bharat in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 4041 pages 359 to 386 doc. no. 9742 S.R. Chandauli (For Arazi No. 104/2 area 30.66 Dismil)
- 8- Sale Deed dated 03-06-2013 executed by **Bhagwan Das S/o Bharat and Jagat Lal & Ramchander** Ss/o Ramnath in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 4439 pages 189 to 222 doc. no. 6281 S.R. Chandauli (For Arazi No. 104/2 area 60.4 Dismil)
- 9- Sale Deed dated 26-10-2012 executed by **Ramashre alias Ram Asare & Bhagwan Das & Haridwar Ss/o Bharat and Jagat Lal & Ram Chander Ss/o Ramnath** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 4036 pages 57 to 76 doc. no. 9633 S.R. Chandauli (For Arazi No. 95 area 54.5 Dismil)
- 10- Sale Deed dated 05-08-2024 executed by **Urmila Singh W/o Harender Singh Azad** in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. I, Vol. No. 1971 pages 371 to 392 doc. no. 8697 S.R. Mughalsarai Chandauli (For Arazi No. 123/10 area 146.38 sq.mtr.)
- 11- Sale Deed dated 18-06-2018 executed by **Nandial Yadav alias Nanda Yadav** S/o Late Gharbharan in favour of Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No.

G. Raghuvanshi



Ganesh Raghuvanshi

Advocate

Adhivakta Vishramalaya, Pillar No.8
Collectorate Court, Varanasi

Residence:

S.2/402A-4A, Sikraul, Varanasi

Mob: 9628914167

email: ananaya2004raghuvanshi@gmail.com

Date: 11-06-2025

Ref:.....

	I, Vol. No. 7726 pages 131 to 150 doc. no. 6283 S.R. Sadar Chandauli (For Arazi No. 108 Min. area 1360 sq.ft. i.e. 126.39 sq.mtr.)	
12-	Sale Deed dated 19-06-2021 executed by Smt. Sneha Maurya W/o Aanesh Kumar Maurya in favour of R.G. Tradelink Pvt. Ltd. through director Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. 1, Vol. No. 10083 pages 305 to 326 doc. no. 7174 S.R. Sadar Chandauli (For Arazi No. 108 Min. area 154.62 sq.mtr. and Arazi No. 109/1 area 118.61 sq.mtr. total area 273.23 sq.mtr.)	
13-	Copy of sale deed dated 13-04-2021 executed by Bhorik Prasad S/o Badri and Deepak Kumar alias Sandeep Kumar S/o Lorik in favour of Smt. Sneha Maurya W/o Aanesh Kumar Maurya regd. being doc. no. 4711 S.R. Sadar Chandauli (For Arazi No. 109/1 area 118.61 sq.mtr.)	
14-	Copy of sale deed dated 08-10-2020 executed by Prakash Yadav S/o Late Nanda Yadav alias Nand Lal Yadav in favour of Smt. Sneha Maurya W/o Aanesh Kumar Maurya regd. being doc. no. 8966 S.R. Sadar Chandauli (For Arazi No. 108 Min. area 154.62 sq.mtr.)	
15-	Sale deed dated 05-07-2016 executed by Smt. Pyari Devi W/o Brijmohan and Smt. Sita Devi W/o Baburam in favour of R.G. Tradelink Pvt. Ltd. through director Sanjay Kumar Agrawal S/o Gauri Shankar Agrawal regd. in Book No. 1, Vol. No. 6628 pages 123 to 142 being doc. no. 8188 S.R. Sadar Chandauli (For Arazi No. 100/5 area 0.101 hectare i.e. 25 Dismil)	
16-	Khatauni in the name of seller/ present owner	

Defects notices are indicated in the Certificate given by me.


(Ganesh Raghuvanshi)
Advocate

पंजीकरण सं० ३० प्र० २२५/२००१
दि० १०-२-२००१



भारत कौटिल्य आयोग उत्तर प्रदेश

इलाहाबाद 14719

प्रमाणित किया जाता है कि श्री क० श्रीमान्
श्री शंकर प्रसाद

पुत्र/पुत्री/पत्नी श्री क० श्री शंकर प्रसाद

पता है २/५० एम० एम० लि०
आसताला

भारत कौटिल्य आयोग उत्तर प्रदेश के पंजीकृत
अधिवक्ता हैं।

दिनांक २५-२-२००१

इलाहाबाद

श्री ५५ एम०

(श्रीमान् नाथ त्यागी)

सचिव

भारत कौटिल्य आयोग उत्तर प्रदेश

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

श्री- गणेश रघुवंशी एड० पुत्र- दयाशंकर सिंह तहसील मुगलसराय जिला चंदौली ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - हरिशंकरपुर, वार्ड/परगना- राल्हूपुर, आवासीय- आर जी इन्फ्रावेन्चर्स प्रा०लि० बजरिये निदेशक आकाश बंशल पुत्र संजय कुमार अग्रवाल निवासी आफिस बिहाइंड कपूर कटरा चन्धासी मुगलसराय चंदौली, आ०नं० 123/10 रकबा 146.38 वर्गमीटर, आ०नं० 108 मि० रकबा 126.4 वर्गमीटर, चौ०पू-जमीन विजय बहादुर सिंह, प-जमीन दीगर सख्त, उ-पक्का रास्ता 30फीट, द-आ०नं० 108 का जुजु भाग, -

मै एततद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2014 से दिनांक 05/06/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :11-06-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
- वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
 - इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
 - यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: वीरेन्द्र कुमार, कनिष्ठ निबंधन।

मिलान करने वाले निबन्धन लिपिक: वीरेन्द्र कुमार, कनिष्ठ निबंधन।

SUSHEEL KUMAR PANDEY
UP NIBANDHAK
MUGLHASARAY
CHANDOLI

Digitally signed by SUSHEEL KUMAR PANDEY
DN: cn=SUSHEEL KUMAR PANDEY, o=UP NIBANDHAK, ou=MUGLHASARAY, ou=CHANDOLI, email=SUSHEEL.KUMAR.PANDEY@GMAIL.COM, c=IN
Reason: I am approving this document
Date: 2025.06.11 18:45:32+05'30'
Location:
Foxit PDF Reader Version: 10.2.2 (1)

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

श्री- गणेश रघुवंशी एड० पुत्र- दयाशंकर सिंह तहसील मुगलसराय जिला चंदौली ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

ग्राम/मोहल्ला - हरिशंकरपुर, वार्ड/परगना- राल्हूपुर, आवासीय- आर जी इन्फ्रावेन्चर्स प्रा०लि० बजरिये निदेशक सम्पत्ति का आकाश बंशल पुत्र संजय कुमार अग्रवाल निवासी आफिस बिहाइंड कपूर कटरा चन्धासी मुगलसराय चंदौली, विवरण : आ०नं० 109/1 व 108मि० रकबा 273.23 वर्गमीटर, चौ०पू-जमीन दुर्गा वगैरह, प-आ०नं० 108 का जुज भाग, उ-जमीन क्रेता, द-आ०नं० 106/4, -

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2014 से दिनांक 05/06/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :11-06-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
- वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
 - इस प्रमाण-पत्र में उन लेखपत्रों से सम्बंधित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
 - यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: वीरेन्द्र कुमार , कनिष्ठ निबंधन।

मिलान करने वाले निबन्धन लिपिक : वीरेन्द्र कुमार , कनिष्ठ निबंधन।

SUSHEEL KUMAR PANDEY
UP NIBANDEK MUGLHASARAY
CHANDOLI

Digitally signed by SUSHEEL KUMAR PANDEY
DN: cn=SUSHEEL KUMAR PANDEY, o=UP NIBANDEK MUGLHASARAY, ou=CHANDOLI, email=SUSHEEL.KUMAR.PANDEY@GMAIL.COM, c=IN
Reason: I am approving this document
Date: 2025.06.11 18:45:31+05'30'
Location:
Foxit PDF Reader Version: 2023.11.1

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

श्री- गणेश रघुवंशी एड० पुत्र- दयाशंकर सिंह तहसील मुगलसराय जिला चंदौली ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - हरिशंकरपुर, वार्ड/परगना- राल्हूपुर, आवासीय- आर जी इन्फ्रावेन्चर्स प्रा०लि० बजरिये निदेशक आकाश बंशल पुत्र संजय कुमार अग्रवाल निवासी आफिस बिहाइंड कपूर कटरा चन्धासी मुगलसराय चंदौली, आ०नं० 106/4 व 106/5 रकबा 0.0740हे०, आ०नं० 104/2 रकबा 0.3690 हे०, आ०नं० 95 रकबा 0.2200हे०, चौ०पू-खेत आर जी वगैरह, प-खेत दीगर सख्स, उ-खेत क्रेता व प्रतिमा देवी, द-आ०नं० 96, -

मै एततद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2014 से दिनांक 05/06/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :11-06-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
- वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
 - इस प्रमाण-पत्र में उन लेखपत्रों से सम्बंधित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
 - यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: वीरेन्द्र कुमार , कनिष्ठ निबंधन।

मिलान करने वाले निबन्धन लिपिक : वीरेन्द्र कुमार , कनिष्ठ निबंधन।

SUSHEEL KUMAR PANDEY
उप निबंधक मुगलसराय चंदौली

Digitally signed by SUSHEEL KUMAR PANDEY
DN: cn=SUSHEEL KUMAR PANDEY, o=UP
NAGAR, st=UTTAR PRADESH, street=SANT RAVIDAS
NAGAR, serial=221309, email=SANT RAVIDAS
NAGAR, postalCode=221309, postalCode=221309,
personal=T=3772, OID.2.5.4.65=554c259e7941c9c591119c249084e0, phone=715c5aa3c3eabae2e812e008983168e1e90b9
6a84555e9f94bc188b419ea1f, email=PANDEY.SUSHEEL308@GMAIL.COM, cn=SUSHEEL KUMAR PANDEY
Reason: I am approving this document
Date: 2025.06.11 18:45:29+05'30'
Location:
Foxit PDF Reader Version: 2023.11.1