

ASHOK KUMAR SRIVASTAVA

Advocate (P.N.B.)

Judge's Compound, Jhansi (U.P)

RES:- 332/1 Behind Tehsil, Jhansi
Mobile No. 9453880099
Ph. 0510-2330113

Reference/Entry Serial No.

11348/2022

Date: 08.04.2022

To,

**The Chief Manager,
Punjab National Bank
R.A.M., JHANSI**

Sub: Opinion on investigation of title and obtaining of search report in respect of property

situated at:- Mauza Mairy, Tehsil & Dist. Jhansi, Sri Radhey-Radhey Farm Houses Jhansi
IInd Phase Residential Project, Land/Arazi No. 254M area 0.316 hect. (Sale
deed dtd. 08-06-2006), Arazi No. 237 M area 0.636 hect., Arazi No. 239M area
0.178 Hect., Arazi No. 240 area 0.833 (Total area 1.647 Hect.) Sale deed dtd.
22-06-2016 & Arazi No. 241 area 0.178 hect. (sale deed dtd. 21-11-2016) Total
Project area 21410 Sqm. = 5.29 Acres, Part of above 03 nos. of Sale deeds

Belong to:- M/s Sri Radhey-Radhey Farm Houses Pvt. Ltd. Jhansi
Through its Director Sri Mayank Gupta S/o Sri Kailash Narayan Gupta
R/o 69, Kariyappa Marg Cantt. Jhansi

Dear Sir,

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

I further certify that the photograph of previous owner and of intending mortgage affixed/seen in the title deed tally with records of registration office as well as certified copy of the title deed. Chain of title relating to the property is complete as given in the Annexure hereto.

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

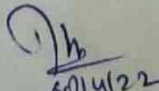
[1] **Sub-Registrar Office, Jhansi dt. 07-04-2022**

[2] x x x x x x

I shall be liable/responsible, if any loss is caused to the Bank due to negligence on my part in marking the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by INDIAN BANK'S ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Bank's/Financial Institutions.

The search report which is annexed hereto conducted by me, for the period from 01.01.2008 to 07-04-2022, does not disclose any encumbrances/disclose encumbrances as stated therein.

No encumbrance found against subjected property of Sri Radhey-Radhey Farm Houses Pvt. Ltd. Jhansi.


Ashok Kumar Shrivastava
Advocate
Regd. No.-2540/2002
Judge's Compound, JHANSI (U.P.)

(2)

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

- [i] Name of lender – NIL
[ii] Date of opinion & reference no. (if any) – NIL
[iii] Remarks – NIL

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

No defect found against title of Sri Radhey-Radhey Farm Houses Pvt. Ltd. Jhansi related to sale deed dt. 08.06.2006, 22.06.2016 & 21.11.2016.

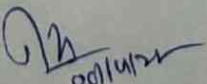
I hereby certify that Sri Radhey-Radhey Farm Houses Pvt. Ltd. Jhansi has a clear, valid and marketable title over the above said property and he/she is competent to create the mortgage. The valid mortgage can be created by deposit of the following original title deed. The said title deeds are original and genuine and are no duplicate or fake as observed by me:-

Following Original title deeds which land are involved in IInd Phase of Sri Radhey-Radhey Farm Houses Project -

- (1) Registered sale deed dtd. 08.06.2006 executed by Sri Prakash S/o Sri Murli Das in favour of Sri Radhey-Radhey Farm Houses Pvt. Ltd. which was registered on 08.06.2006 in Bahi No. 1 Zild No. 3017, Page No. 43-82, Sl.No. 3022. Certified copy of sale deed is enclosed.
- (2) Registered sale deed dtd. 17.06.2016 executed by Sri Prakash S/o Sri Murli Das in favour of Sri Radhey-Radhey Farm Houses Pvt. Ltd. which was registered on 22.06.2016 in Bahi No. 1 Zild No. 6633, Page No. 387-420, Sl.No. 3876. Certified copy of sale deed is enclosed.
- (3) Registered sale deed dtd. 21-11-2016 executed by Sri Prakash S/o Sri Murli Das in favour of Sri Radhey-Radhey Farm Houses Pvt. Ltd. which was registered on 21.11.2016 in Bahi No. 1 Zild No. 6826, Page No. 377-428, Sl.No. 7102. Certified copy of sale deed is enclosed.

Following Original sale deeds which are Chain deeds of Sri Radhey-Radhey Farm Houses Project -

- (1) Registered sale deed executed by Sri Munna Lal S/o Sri Narayan Das in favour of Sri Prakash S/o Sri Murli Das which was registered on 01.01.2004 in Bahi No. 1 Zild No. 2502, Page No. 337-358, Sl.No. 07. Certified copy of sale deed enclosed.
- (2) Registered sale deed executed by Sri Parasram, Sri Ban Singh, Sri Malkhan S/o Sri Saligram & others in favour of Sri Prakash S/o Sri Murli Das which was registered on 19.05.2005 in Bahi No. 1 Zild No. 2779, Page No. 131-146, Sl.No. 2508. Certified copy of sale deed enclosed.


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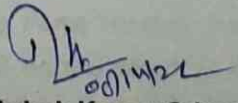
(3)

- (3) Registered sale deed executed by Sri Baburam S/o Sri Kunji in favour of Sri Prakash S/o Sri Murli Das which was registered on 22-07-2015 in Bahi No. 1 Zild No. 2818, Page No. 121-148, SI.No. 3714. Certified copy of sale deed enclosed.
- (4) Registered sale deed executed by Sri Rambihari, Sri Mahesh & Sri Hukum Singh S/o Sri Bhagwan Das in favour of Sri Prakash S/o Sri Murli Das which was registered on 21-12-2016 in Bahi No. 1 Zild No. 3141, Page No. 213-230, SI.No. 6512. Certified copy of sale deed enclosed.
- (5) Registered sale deed executed by Sri Laxmi Narayan S/o Sri Nanu in favour of Sri Prakash S/o Sri Murli Das which was registered on 01-01-2008 in Bahi No. 1 Zild No. 3181, Page No. 377-398, SI.No. 02. Certified copy of sale deed enclosed.

I have return the original title deeds and other documents shown to me the Branch Official x x x x against receipt.

Encl:

1. Special Report
2. Chain of Title
3. Search Report
4. Inspection Receipt No. 2022191008515 dtd. 07-04-2022
5. Certified copy of sale deed dt. 08.06.2006 Sri Radhey Radhey Farm Houses
6. Certified copy of sale deed dt. 17.06.2006 Sri Radhey Radhey Farm Houses
7. Certified copy of sale deed dt. 21.11.2006 Sri Radhey Radhey Farm Houses
8. Certified copy of sale deed dt. 01.01.2004 Sri Prakash S/o Murli Das
9. Certified copy of sale deed dt. 19.05.2005 Sri Prakash S/o Murli Das
10. Certified copy of sale deed dt. 22.07.2015 Sri Prakash S/o Murli Das
11. Certified copy of sale deed dt. 21.12.2006 Sri Prakash S/o Murli Das
12. Certified copy of sale deed dt. 01.01.2008 Sri Prakash S/o Murli Das
13. Sub-Registrar Search Certificate No. 398/2022 dated 05-04-2022
14. Sub-Registrar Search Certificate No. 399/2022 dated 05-04-2022
15. Sub-Registrar Search Certificate No. 400/2022 dated 05-04-2022
16. Khatoni No. 388 & 211 Mauza Mairy Sri Radhey-Radhey Farm Houses
17. Khatoni No. 125, 139, 143 & 226 Mauza Mairy, Sri Prakash, Sri Munna Lal, Sri Paras Ram, Sri Ban Singh, Sri Malkhan, Sri Baburam, Sri Ram Bihari, Sri Mahesh, Sri Hukum Singh, Sri Laxmi Narayan
18. JDA approved Lay-out Plan No. 654/21-22 dt. 07-12-2021


(Ashok Kumar Srivastava)
Advocate

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Advocate

Regd. No.-2540/2002
Judge's Compound, JHANSI

ASHOK KUMAR SRIVASTAVA

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Judge's Compound, Jhansi (U.P)

RES:- 332/1 Behind Tehsil, Jhansi

Mobile No. 9453880099

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Date: 08.04.2022

Annexure IV

To,

**The Chief Manager,
Punjab National Bank
R.A.M., JHANSI**

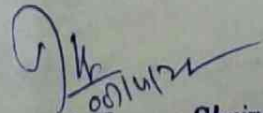
SPECIAL REPORT OF TITLE

Ref:- Opinion on investigation of title and obtaining of search report in respect of property

situated at:- **Mauza Mairy, Tehsil & Dist. Jhansi, Sri Radhey-Radhey Farm Houses Jhansi**
IInd Phase Residential Project, Land/Arazi No. 254M area 0.316 hect. (Sale
deed dtd. 08-06-2006), Arazi No. 237 M area 0.636 hect., Arazi No. 239M area
0.178 Hect., Arazi No. 240 area 0.833 (Total area 1.647 Hect.) Sale deed dtd.
22-06-2016 & Arazi No. 241 area 0.178 hect. (sale deed dtd. 21-11-2016) Total
Project area 21410 Sqm. = 5.29 Acres, Part of above 03 nos. of Sale deeds.

Belong to:- **M/s Sri Radhey-Radhey Farm Houses Pvt. Ltd. Jhansi**
Through its Director Sri Mayank Gupta S/o Sri Kailash Narayan Gupta
R/o 69, Kariyappa Marg Cantt. Jhansi

ASPECTS TO BE CONSIDERED		COUNSEL'S STATEMENTS
1.	A. Particulars Name of the Borrower with address	Sri Radhey-Radhey Farm House LLP Jai Mahakali Medical Store, Medical College Gate No. 01 Jhansi
2.	Name of the person offering Mortgage With parentage/and address	Sri Radhey-Radhey Farm House LLP Jai Mahakali Medical Store, Medical College Gate No. 01 Jhansi
3.	Details of the property to be mortgage: As per title report	As per sale deed dt. 08-06-2006, 22-06-2016 & 21-11-2016 total land area 6.780 hect. or 16.74 acre situated at Mauza Mairy, Tehsil & Distt. Jhansi, belong to Sri Radhey Radhey Farm Houses Jhansi. Boundaries are not mentioned in sale deed.
4.	As per present Position	At this time JDA has approved the IInd Phase of Sri Radhey Radhey Farm Houses Project, area 21410 Sqm. or 5.29 Acres, which is the part of above sale deeds 08-06-2006, 22-06-2016 & 21- 11-2016.


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1.	Whether documents given to the counsel are original one or more copies of documents/ (Counsel should examine original documents only and if any of the documents in original is not shown, the details of the document be given reason thereof.)	Original Title Deed dtd. 08.06.2006, 22.06.2016 & 21.11.2016 examined by me and found correct and proper.
2.	Whether certified copies have been obtained from the Registrar's Office/	Yes, obtained and enclosed, which is correct
3.	Whether the documents in hand are compared with certified copies and whether the documents given raise any doubt or suspicious?	Yes, tallied and found correct & proper.
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, tallied and found correct & proper.
5.	Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office.	Yes, tallied and found correct & proper.
6.	Whether photographs of parties as affixed in conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the registrar's office.	Yes, tallied and found correct & proper.
7.	Whether contents 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 found correct & proper.
8.	Whether the property has been mutated in the name of the person offering mortgage?	Yes, Khatoni of sellers & purchasers are enclosed.
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 purpose)	No.

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Advocate

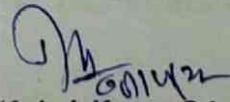
Regd. No.-2540/2002

Judge's Compound, JHANSI, U.P.

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 outsider).	No restrictions regarding sale of mortgaged property.
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.	No need.
13.	Whether the property is ancestral/or under joint ownership or the minor is having interest in the property If so, its effect thereof.	Self acquired property of Sri Radhey-Radhey Farm Houses LLP.
14.	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	Not Applicable
15.	Whether Urban Land Ceiling Act is applicable in the State where the property is located?	Not Applicable
16.	In case of lease hold property, whether permission/NOC from the lessor is required for creation of mortgage? Whether permission of the lessor/NOC is obtained?	Not Applicable
17.	What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	Not Applicable
18.	Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	Not Applicable
19.	Whether terms & conditions given in the lease deed have been complied with?	Not Applicable
20.	Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	No need.
21.	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	Not Applicable
22.	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding towards the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation)	Not Applicable
23.	Whether the SARFAESI Act is applicable or not the property to be mortgage/	YES, applicable

Date: 08.04.2022

Place: JHANSI


(Ashok Kumar Shrivastava)
Advocate

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RES:- 332/1 Behind Tehsil, Jhansi

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Annexure VA

To,

**The Chief Manager,
Punjab National Bank
R.A.M., JHANSI**

SEARCH REPORT

Property situated:-

Mauza Mairy, Tehsil & Dist. Jhansi, Sri Radhey-Radhey Farm Houses Jhansi
IInd Phase Residential Project, Land/Arazi No. 254M area 0.316 hect. (Sale
deed dtd. 08-06-2006), Arazi No. 237 M area 0.636 hect., Arazi No. 239M area
0.178 Hect., Arazi No. 240 area 0.833 (Total area 1.647 Hect.) Sale deed dtd.
22-06-2016 & Arazi No. 241 area 0.178 hect. (sale deed dtd. 21-11-2016) Total
Project area 21410 Sqm. = 5.29 Acres, Part of above 03 nos. of Sale deeds

Belong to:-

M/s Sri Radhey-Radhey Farm Houses Pvt. Ltd. Jhansi
Through its Director Sri Mayank Gupta S/o Sri Kailash Narayan Gupta
R/o 69, Kariyappa Marg Cantt. Jhansi

Account to:-

M/s Sri Radhey-Radhey Farm Houses Pvt. Ltd. Jhansi
Through its Director Sri Mayank Gupta S/o Sri Kailash Narayan Gupta
R/o 69, Kariyappa Marg Cantt. Jhansi

BO:

Punjab National Bank, R.A.M., JHANSI

Search report relates to searches made in:

- (i) Sub Registrar Office, Jhansi on 07-04-2022
- (ii) Registrar of Companies – No need.
- (iii) Courts – NIL
- (iv) Other Office – No need.
- (v) Office of the Co-operative Society – No need.
- (vi) Jhansi development Authority approved Project.

Any other documents

Receipt of payment of Municipal Taxes etc –

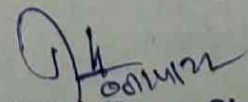
1. Sub Registrar/Registrar of Assurance Office Jhansi

The encumbrance certificate Nos. 398/2022, 399/2022, 400/2022, dt. 05.04.2022 was obtained from the Sub Registrar, Jhansi for the period from 02.04.2009 to 01.04.2021 and the same does not disclosed any encumbrances.

2- I have also conducted personal search for the purpose of NEC and the inspection was made on 07-04-2022 for the period from 01.01.2008 to 07-04-2022 vide receipt No. 2022191008515 dtd. 07-04-2022 at the following Sub-registrar Office Jhansi.

The Search report is as under:-

After search it has been found that subjected property of Sri Radhey-Radhey Farm Houses Pvt. Ltd. Jhansi is clear with perfect title for the purpose of E/M.


Ashok Kumar Shrivastava
Advocate
Regd. No.-2540/2002
Judge's Compound, JHANSI

2. 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:-

ROC	INFORMATION
NIL	NIL

3. Inspection of Court records disclosed:-

(This may details Suit pending, Decrees, Attachment before Judgment, Injunction, Appointment of Receiver, Appointment of Liquidator)

Name of Court	Date of Order	Nature of Order
NIL	NIL	NIL

4. Search made/Inspections carried out in the following offices disclosed:-

Office	Date of search/ Inspection	Information
Sub-registrar Office Jhansi	07-04-2022	Property is clear

5. A study of the following documents disclosed:

Details of documents perused	Information
1. Certified copy of sale deed dt. 08.06.2006 Sri Radhey Radhey Farm Houses	Is genuine and correct
2. Certified copy of sale deed dt. 17.06.2006 Sri Radhey Radhey Farm Houses	Is genuine and correct
3. Certified copy of sale deed dt. 21.11.2006 Sri Radhey Radhey Farm Houses	Is genuine and correct
4. Certified copy of sale deed dt. 01.01.2004 Sri Prakash S/o Murli Das	Is genuine and correct
5. Certified copy of sale deed dt. 19.05.2005 Sri Prakash S/o Murli Das	Is genuine and correct
6. Certified copy of sale deed dt. 22.07.2015 Sri Prakash S/o Murli Das	Is genuine and correct
7. Certified copy of sale deed dt. 21.12.2006 Sri Prakash S/o Murli Das	Is genuine and correct
8. Certified copy of sale deed dt. 01.01.2008 Sri Prakash S/o Murli Das	Is genuine and correct
9. Sub-Registrar Search Certificate No. 398/2022 dated 05-04-2022	Is genuine and correct
10. Sub-Registrar Search Certificate No. 399/2022 dated 05-04-2022	Is genuine and correct
11. Sub-Registrar Search Certificate No. 400/2022 dated 05-04-2022	Is genuine and correct
12. Khatoni No. 388 & 211 Mauza Mairy Sri Radhey-Radhey Farm Houses	Is genuine and correct
13. Khatoni No. 125, 139, 143 & 226 Mauza Mairy, Sri Prakash, Sri Munna Lal, Sri Paras Ram, Sri Ban Singh, Sri Malkhan, Sri Baburam, Sri Ram Bihari, Sri Mahesh, Sri Hukum Singh, Sri Laxmi Narayan	Is genuine and correct
14. JDA approved Lay-out Plan No. 654/21-22 dt. 07-12-2021	Is genuine and correct

Defects noticed are indicated in the Certificate given by me. No defects found against title of Sri Radhey-Radhey Farm Houses Pvt. Ltd. Jhansi related to subjected property.

Date: 08.04.2022

Place: JHANSI

(Ashok Kumar Srivastava)
Advocate

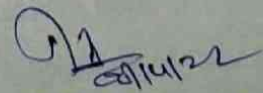
Ashok Kumar Shrivastava
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CHAIN OF TITLE

श्री राधे-राधे फार्म हाऊसिस द्वारा मौजा मैरी जिला झांसी की आराजी सं0-254मि0, 237, 239, 240 एवं 241 एरिया 21410 वर्गमीटर यानि 5.29 एकड़ भूमि में "गनेश इन्क्लेव फेज-2" के नाम से आवासीय प्रोजेक्ट विकसित किया जा रहा है, जिसका ले-आउट प्लान, झांसी विकास प्राधिकरण द्वारा क्रमांक 654/जेडीए/21-22 दिनांक 07.12.2021 द्वारा अनुमोदित है जिसमें 85 प्लॉट एवं पार्क आदि प्रस्तावित हैं। झांसी विकास प्राधिकरण द्वारा स्वीकृत लेआउट प्लान के तहत प्लॉट सं0 01 से 10 तक झांसी विकास प्राधिकरण के अधीन बंधक है तथा उन्हें झांसी विकास प्राधिकरण की अनुमति के उपरान्त ही विक्रय किया जा सकेगा, जिसकी चैन ऑफ टाइटल का विवरण निम्नानुसार है:-

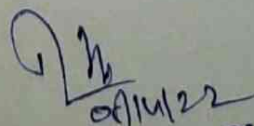
- 1- श्री राधे-राधे फार्म हाऊसेस प्रा0लि0 ने निम्नलिखित तीन बैनामे के जरिये 6.780 हे0 यानि 16.74 एकड़ भूमि को क्रय किया है, इन तीनों बैनामों की भूमि में से मात्र 21410 वर्गमीटर यानि 5.29 एकड़ भूमि को ही ले-आउट प्लान में शामिल किया गया है।
 - मौजा मैरी तहसील व जिला झांसी की आराजी सं0-254मि. रकवा 2.505हे0 व आराजी सं0-254/10 रकवा 0.836हे0 (कुल 2 किता रकवा 3.341हे0) भूमि का बैनामा दिनांक 08.06.2006 को श्री प्रकाश पुत्र श्री मुरलीदास ने श्री राधे-राधे फार्म हाऊसिस के पक्ष में निष्पादित किया जिसका पंजीयन दिनांक 08.06.2006 को जिल्द संख्या 3017 पृष्ठ सं0-43-82 क्रमांक 3022 पर पंजीकृत है, सेलडीड की सर्टीफाईड कॉपी संलग्न है।
 - उपरोक्त भूमि को क्रय करने के उपरान्त राजस्व अभिलेखों में श्री राधे-राधे फार्म हाऊसिंग का नाम दर्ज हो चुका है जिसकी खतौनी सं0 388 संलग्न है।
 - श्री राधे-राधे फार्म हाऊसिस की उपरोक्त सम्पत्ति के सम्बन्ध में सबरजिस्ट्रार झांसी द्वारा जारी सर्व प्रमाण पत्र सं0 398/2022 दिनांक 05.04.2022 की प्रतिलिपि संलग्न है, जिसके आधार पर सम्पत्ति भारमुक्त है।
 - श्री प्रकाश पुत्र श्री मुरलीदास ने आराजी सं0-254मि. रकवा 2.505हे0 भूमि को श्री मुन्नालाल पुत्र श्री नारायणदास से क्रय किया था, जिसका पंजीयन दिनांक 01.01.2004 को जिल्द सं0-2502 पृष्ठ सं0-337-358 क्रमांक 07 पर पंजीकृत है, सेलडीड की सर्टीफाईड कॉपी संलग्न है।
 - श्री प्रकाश पुत्र श्री मुरलीदास ने आराजी सं0-254/10मि. रकवा 0.836हे0 भूमि को श्री परसराम, बान सिंह व मलखान पुत्रगण शालिग्राम आदि से क्रय किया था जिसका पंजीयन दिनांक 19.05.2005 को जिल्द सं0-2779 पृष्ठ सं0-131-146 क्रमांक 2508 पर पंजीकृत है, सर्टीफाईड कॉपी संलग्न है।
 - उपरोक्त दोनों बैनामों के जरिये क्रय की गयी भूमि पर राजस्व अभिलेखों में श्री प्रकाश पुत्र श्री मुरली दास का नाम दर्ज है, जिसकी खतौनी सं0-00125 की प्रतिलिपि संलग्न है।
- 2- श्री राधे-राधे फार्म हाऊसिस प्रा0लि0 ने मौजा मैरी तहसील व जिला झांसी की आराजी सं0 235 मि0, 237 मि0, 239 मि0, 240, चार किता रकवा 2.311 हे0 भूमि को जरिये पंजीकृत बैनामा दिनांक 17.06.2016 का श्री प्रकाश पुत्र श्री मुरली दास से क्रय किया था, जिसका पंजीयन दिनांक 22.06.2016 को जिल्द सं0-6633 पृष्ठ सं0-387-420 क्रमांक 3876 पर पंजीकृत है, सर्टीफाईड कॉपी संलग्न है।
 - उपरोक्त भूमि को क्रय करने के उपरान्त पर राजस्व अभिलेखों में श्री राधे-राधे फार्म हाऊसिस का नाम दर्ज हो चुका है, जिसकी खतौनी सं0 211 संलग्न है।


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- श्री राधे-राधे फार्म हाउसिस की उपरोक्त सम्पत्ति के सम्बन्ध में सबरजिस्ट्रार झांसी द्वारा जारी सर्व प्रमाण पत्र सं० 399 सन् 2022 दिनांक 05.04.2022 की प्रतिलिपि संलग्न है, जिसके आधार पर सम्पत्ति भारमुक्त है।
- श्री प्रकाश पुत्र श्री मुरली दास ने आराजी सं० 235 मि०, 237 मि०, 239मि०, 240 एवं 241, कुल 05 किता रकवा 2.489 हे० श्री बाबूराम पुत्र श्री कुंजी से क्रय किया था, जिसका पंजीयन दिनांक 22.07.2015 को जिल्द सं०-2818 पृष्ठ सं०-121-148 क्रमांक 3714 पर पंजीकृत है, सेलडीड की सर्व्टीफाईड कॉपी संलग्न है। विक्रेता श्री बाबूराम पुत्र श्री कुंजी एवं क्रेता श्री प्रकाश पुत्र श्री मुरली दास से सम्बन्धित खतौनी सं० 139 की प्रतिलिपि संलग्न है।

- 3- श्री राधे-राधे फार्म हाउसिस ने मौजा मैरी तहसील व जिला झांसी की आराजी सं० 366, 368, 370, 371, चार किता रकवा 0.614 हे०, आराजी सं० 241 रकवा 0.178 हे० व आराजी सं० 166मि० व 181 मि० दो किता रकवा 0.336 हे० यानि कुल 1.128 हे० भूमि को जरिये पंजीकृत बैनामा श्री प्रकाश पुत्र श्री मुरली दास से क्रय किया था जिसका पंजीयन दिनांक 21.11.2016 को जिल्द सं०-6826 पृष्ठ सं०-377-428 क्रमांक 7102 पर पंजीकृत है, सेलडीड की सर्व्टीफाईड कॉपी संलग्न है।
- उपरोक्त भूमि को क्रय करने के उपरान्त पर राजस्व अभिलेखों में श्री राधे-राधे फार्म हाउसिस का नाम दर्ज हो चुका है, जिसकी खतौनी सं० 211 संलग्न है।
 - श्री राधे-राधे हाउसिस की उपरोक्त सम्पत्ति के सम्बन्ध में सबरजिस्ट्रार झांसी द्वारा जारी सर्व प्रमाण पत्र सं० 400 सन् 2022 दिनांक 05.04.2022 की प्रतिलिपि संलग्न है, जिसके आधार पर सम्पत्ति भारमुक्त है।
 - श्री प्रकाश पुत्र श्री मुरली दास ने आराजी सं० 166 व 181 रकवा 0.336 हे० भूमि को श्री रामबिहारी, महेश व हुकुम सिंह पुत्रगण भगवान दास से क्रय किया था जिसका पंजीयन दिनांक 21.12.2006 को जिल्द सं०-3141 पृष्ठ सं०-213-230 क्रमांक 6512 पर पंजीकृत है, सेलडीड की सर्व्टीफाईड कॉपी संलग्न है। विक्रेतागण श्री रामबिहारी, महेश व हुकुम सिंह एवं क्रेता श्री प्रकाश पुत्र मुरलीदास से सम्बन्धित खतौनी सं० 143 की प्रतिलिपि संलग्न है।
 - श्री प्रकाश चन्द्र पुत्र श्री मुरलीदास ने आराजी सं० 366, 368, 370 एवं 371 कुल चार किता रकवा 0.614 हे० भूमि का श्री लक्ष्मी नारायण पुत्र श्री ननू से क्रय किया था, जिसका पंजीयन दिनांक 01.01.2008 को जिल्द सं०-3381 पृष्ठ सं०-377-398 क्रमांक 02 पर पंजीकृत है, सेलडीड की सर्व्टीफाईड कॉपी संलग्न है। विक्रेता श्री लक्ष्मीनारायण एवं क्रेता श्री प्रकाश पुत्र मुरलीदास से सम्बन्धित खतौनी सं० 226 की प्रतिलिपि संलग्न है।

इस प्रकार श्री राधे-राधे फार्म हाउसिस की सेलडीड दिनांक 08.06.2006 क्रमांक 3022, सेलडीड दिनांक 17.06.2016 क्रमांक 3876 एवं सेलडीड दिनांक 21.11.2016 क्रमांक 7102 के द्वारा क्रय की गयी 6.780 हे० भूमि की चेन ऑफ टाइटिल सही एवं पूर्ण है, दौरान सर्व सम्पत्ति भारमुक्त है। ओरिजिनल सेलडीड का मिलान संलग्न सर्व्टीफाईड प्रतिलिपियो से कर लिया गया है, वह भी सही है। अतः फेज-2 की उपरोक्त सम्पत्तियों को क्रय करने हेतु पी०एन०बी० द्वारा वित्तपोषित किया जा सकता है।



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