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	Dated: 29-05-2024
Ref:- NEC 2024-25	

LEGAL TITLE SEARCH REPORT

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

1. Name & address of the owner : M/s Shiv Vardaan Real Estate, Cabin-01, Shiv Vardaan Vihar Colony, Shivpuri Road, Jhansi through partner
1- Sri Arun Kumar S/o Sri Rakesh Behari Pandey
2- Smt. Deepti Pandey W/o Sri Arun Pandey
Both R/o 117/1A, Ayodhyapuri Colony,
Balaji Road, Jhansi-284003
3- Sri Nayan Srivastava S/o Sri Vinay Srivastava
R/o 211, Krishna Nagar, Orai Distt. Jalaun

2. Details /description of documents scrutinized.

Sl.No.	Date of Document	Type of Document	Whether Original/ Certified/True Copy/ Photostat Copy Examined
1	1387 Fasli	Jot Chakbandi Akar Patr 45	Certified copy
2	08-08-1986	Sale deed	Certified copy
3	1426-1431 Fasli	Khatauni	E-copy
4	29-04-2023	Sale deed	Original
5	29-05-2024	Correction deed	Original
6	29-04-2023	Sale deed	Original
7	29-05-2024	Correction deed	Original
8	29-04-2023	Sale deed	Original
9	29-05-2024	Correction deed	Original
10	07-03-2024	Layout Plan	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/Municipality etc.	Boundary
Plotted Residential Housing project situated at Mauja Pali Pahadi, Paragna & Distt. Jhansi in Araj No. 896.	Total area of land involved in this project is 2496 sq.mt. Total No. of Plots 12.	Mauja Pali Pahadi, 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:

That Jot Chakbandi Akar Patr 45 Vill-Pali Pahadi Tehsil & Distt. Jhansi for 1387 Fasli shows that Shanker Lal S/o Sriram & Dinesh Kumar & Mahesh Kumar S/o Shanker Lal R/o 331, Chaman Gnaj, Sipri Bazar, Jhansi is Sankramani Bhumidhar of land Araj No. 896 area 5.97 Acre.

Thereafter Shanker Lal Agarwal S/o Sriram Agarwal & Dinesh Kumar & Mahesh Kumar Agarwal S/o Shanker Lal Agarwal R/o 331, Chaman Gnaj, Sipri Bazar, Jhansi sold above land Araj No. 896 area 5.97 hect. situated at Vill-Pali Pahadi Tehsil & Distt. Jhansi through sale deed dt. 08-08-1986 to Sri Chandra Prakash & Sri Vinod Kumar & Pramod Kumar S/o Jagdish Sharan Bansal R/o 820, Chaman Ganj, Sipri Bazar, Jhansi. This sale deed is registered in Sub-Registrar Office, Jhansi on 08-08-1986 and entered in Bahi No. 1 Zild-1169 Page 289-290 at serial No. 4278.



On the basis of this sale deed name of Sri Chandra Prakash & Vinod Kumar & Pramod Kumar have been mutated in revenue records (Khatauni of 1426-1431 Fasli enclosed). This Khauni further shows that after death of Pramod Kumar Bansal name of Gopal Krishna & Chandra Prakash & Vinod Kumar Bansal have been mutated in revenue records as legal heirs and successors of Late Sri Pramod Kumar.

Thereafter from his own share of above land Araji No. 896सि०, Sri Gopal Krishna alias Gopal Krishna Agarwal S/o Late Sri Jagdish Sharan Bansal R/o 1235, New Rai Ganj, Sipri Bazar, Jhansi sold one residential plot measuring 832.15 sq.mt. through sale deed dt. 29-04-2023 to Shri Shiv Vardaan Real Estate through partner Sri Arun Kumar Pandey & Suresh Kumar Premchandani. This sale deed is registered in Sub-Registrar Office, Jhansi on 29-04-2023 and entered in Bahi No. 1 Zild-10165 Page 115-132 at serial No. 3856.

Thereafter Sri Gopal Krishna alias Gopal Krishna Agarwal executed correction deed dt. 29-05-2024 in favour of Shiv Vardaan Real Estate by which name of purchaser and address has been corrected in sale deed dt. 29-04-2023. This correction deed is registered in Sub-Registrar Office, Jhansi on 29-05-2024 and entered in Bahi No. 1 Zild-10755 Page 347-360 at serial No. 6090.

Thereafter from his own share of above land Araji No. 896सि०, Sri Chandra Prakash Bansal S/o Late Sri Jagdish Sharan Bansal R/o 1236, New Rai Ganj, Sipri Bazar, Jhansi sold one residential plot measuring 832.15 sq.mt. through sale deed dt. 29-04-2023 to Shri Shiv Vardaan Real Estate through partner Sri Arun Kumar Pandey & Suresh Kumar Premchandani. This sale deed is registered in Sub-Registrar Office, Jhansi on 29-04-2023 and entered in Bahi No. 1 Zild-10165 Page 133-148 at serial No. 3857.

Thereafter Sri Chandra Prakash Bansal executed correction deed dt. 29-05-2024 in favour of Shiv Vardaan Real Estate by which name of purchaser and address has been corrected in sale deed dt. 29-04-2023. This correction deed is registered in Sub-Registrar Office, Jhansi on 29-05-2024 and entered in Bahi No. 1 Zild-10755 Page 375-388 at serial No. 6092.

Thereafter from his own share of above land Araji No. 896सि०, Sri Vinod Kumar Bansal S/o Late Sri Jagdish Sharan Bansal R/o 1236, New Rai Ganj, Sipri Bazar, Jhansi sold one residential plot measuring 832.15 sq.mt. through sale deed dt. 29-04-2023 to Shri Shiv Vardaan Real Estate through partner Sri Arun Kumar Pandey & Suresh Kumar Premchandani. This sale deed is registered in Sub-Registrar Office, Jhansi on 29-04-2023 and entered in Bahi No. 1 Zild-10165 Page 149-164 at serial No. 3858.

Thereafter Sri Vinod Kumar Bansal executed correction deed dt. 29-05-2024 in favour of Shiv Vardaan Real Estate by which name of purchaser and address has been corrected in sale deed dt. 29-04-2023. This correction deed is registered in Sub-Registrar Office, Jhansi on 29-05-2024 and entered in Bahi No. 1 Zild-10755 Page 361-374 at serial No. 6091.

On the basis of these sale deeds name of Shiv Vardaan Real Estate have been mutated in revenue records.

That Shiv Vardaan Real Estate is a Partnership firm for carrying on the business of Real Estate & Builder and Sri Arun Kumar, Nayan Srivastava & Deepti Pandey are present partners of above firm and principle place of business of this firm is Shiv Vardaan Vihar, Shivpuri Road, Jhansi.

On above land a plotted residential housing project is being developed by Shiv Vardaan Real Estate for which layout plan No. Plotted Resi. Development/Plotted Housing/ 01863/JDA/ LD/23-24/0581/14122023 has been approved by Jhansi Development Authority, Jhansi on 07-03-2024.

5. Search & Investigation : for 30 years.

6. The persons who is the present owner of the properties.

: M/s Shiv Vardaan Real Estate, Cabin-01, Shiv Vardaan Vihar Colony, Shivpuri Road, Jhansi through partner
1- Sri Arun Kumar S/o Sri Rakesh Behari Pandey
2- Smt. Deepti Pandey W/o Sri Arun Pandey
Both R/o 117/1A, Ayodhyapuri Colony,
Balaji Road, Jhansi-284003
3- Sri Nayan Srivastava S/o Sri Vinay Srivastava
R/o 211, Krishna Nagar, Orai Distt. Jalaun



7. Whether the party has absolute clear & marketable title over the property & valid lease can be executed with regard to above property : **Yes. Party has 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**
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. : **Yes. Property is free from all encumbrances for last 30 yrs**
16. Whether the proposed sale deed can be executed with regard to above property. : **Yes. sale deed can be executed by M/s Shiv Vardaan Real Estate through partners**
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 Shiv Vardaan Real Estate, Cabin-01, Shiv Vardaan Vihar Colony, Shivpuri Road, Jhansi through partner
1- Sri Arun Kumar S/o Sri Rakesh Behari Pandey
2- Smt. Deepti Pandey W/o Sri Arun Pandey
Both R/o 117/1A, Ayodhyapuri Colony,
Balaji Road, Jhansi-284003
3- Sri Nayan Srivastava S/o Sri Vinay Srivastava
R/o 211, Krishna Nagar, Orai Distt. Jalaun**



प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम

क्रम संख्या 2024191015970

झांसी

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 29/05/2024

प्रस्तुतकर्ता या प्रार्थी का नाम राजेन्द्र कुमार अग्रवाल एड

लेख का प्रकार: मुआयना 1994 वर्ष से 2024 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

100

शुल्क वसूल करने का दिनांक

29/05/2024

दिनांक जब लेख प्रतिलिपि या तलाश

29/05/2024

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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 2024 (Upto 31.03.2024) and no encumbrance is found on the above property.

Final certificate:

I, certify that M/s Shiv Vardaan Real Estate, Cabin-01, Shiv Vardaan Vihar Colony, Shivpuri Road, Jhansi through partner 1- Sri Arun Kumar S/o Sri Rakesh Behari Pandey 2- Smt. Deepti Pandey W/o Sri Arun Pandey Both R/o 117/1A, Ayodhyapuri Colony, Balaji Road, Jhansi-284003 3- Sri Nayan Srivastava S/o Sri Vinay Srivastava R/o 211, Krishna Nagar, Orai Distt. Jalaun have valid & clear marketable & mortgageable title in the properties shown above.

Encl. Sub Registrar receipts No. 2024191015970 dated 29-05-2024

Place: Jhansi

Dated: 29-05-2024



(Rajendra Kumar Agarwal)
Advocate

29-5-24