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Dated: 23-12-2023

To,
The Branch Manager/Chief Manager
UCO Bank
Branch- BKD, Jhansi

Introductory Search Report or Title Investigation Report on Group Housing Residential Project namely Shubham Residency Developed by M/s VSS Housing Pvt. Ltd.

Branch/Bank	UCO Bank, BKD, Jhansi
1(a) Name of the Borrower/Guarantor	VSS Housing Pvt. Ltd. Regd. Office, 203, IInd Floor, Millenium Plaza, University Road, Govindpuri, Thatipur, Gwalior (M.P.) through director Sri Shubham Saraogi S/o Sri Vijay Kumar Saraogi R/o Jankipuram, Civil Line, Jhansi.
(b) Full Address	Regd. Office, 203, IInd Floor, Millenium Plaza, University Road, Govindpuri, Thatipur, Gwalior (M.P.)
(c) Name of the owner of the immovable property to be mortgaged.	VSS Housing Pvt. Ltd. Regd. Office, 203, IInd Floor, Millenium Plaza, University Road, Govindpuri, Thatipur, Gwalior (M.P.) through director Sri Shubham Saraogi S/o Sri Vijay Kumar Saraogi R/o Jankipuram, Civil Line, Jhansi.
(d) Equitable mortgage of (shop/ Plot/ home) (Specific description of the property to be Mortgaged)/ Proposed to Be Mortgaged of individual units purchased by various proposed Borrowers :-	

Sl. No.	Survey No. Khata No., House No., Site No Extent/Areas of Land/Building & Location	Boundary
1.	Group Housing Residential Project "Shubham Residency" developed on Arajai No. 879 situated at Vill-Bhojla, Unnao Balaji Road, Tehsil & Distt. Jhansi. Total area 5100 sq.mt.	Please obtain boundaries of Individual plot at the time of mortgage.

2. In what capacity the Mortgagor is intending to create Mortgage, whether as Borrower/ guarantor.	VSS Housing Pvt. Ltd. Regd. Office, 203, IInd Floor, Millenium Plaza, University Road, Govindpuri, Thatipur, Gwalior (M.P.) through director Sri Shubham Saraogi S/o Sri Vijay Kumar Saraogi R/o Jankipuram, Civil Line, Jhansi. Proposed customer as borrower.
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3. Full particulars of original documents which is/are being deposited for the purpose of creating mortgage :-			
Sr. No.	Date of Documents	Name (Type) of Documents	Original/ Certified Copy/ Photocopy
1.	1406-1411 Fasli & 1430-1435 Fasli	Khatauni	Certified Copy
2.	23-08-2010	Sale Deed	Certified Copy
3.	1400-1405 Fasli	Khatauni	Certified Copy
4.	12-04-2022	JDA approved layout plan	Copy
a) Whether sale-deed/ partition deed/LeaseDeed/ gift deed/deed of trust or Wakfnama/deed surrender or Release deed/ Probate of a will.		Sale deed	
Whether the receipt issued by Registering authority for registry charges and deficit stampfee is also deposited.		Yes	
b) The date of execution of above documents:		Date of execution is mentioned on document itself.	
Sale deed Registered in		Sub Registrar office Jhansi	
c) Whether the document has registered or not,if so, the date on which the Document was registered.		Yes, Registered with Sub Registrar office Jhansi.	
d) Whether the document is the original one?		Yes	
Care: Normally the certified copy is not accepted.			
e) Who had executed the documents mentioned at serial No 3 and in whose favour?		Mentioned in Detailed Report on Title.	
4. Whether all the persons having title to the property are depositing title deeds.		Yes	
5. Whether non-encumbrance certificate for the immediate last 13 years showing that the property in question is unencumbered has been obtained:		Yes	
6. Whether particulars of Land holding andname of titleholder in the certificate tally with the details in the deed.		Yes	
7. Whether non-encumbrance certificate has been signed by the Competent Authority.		Yes	




8. Whether the name of the Mortgagor is recorded in Khasra and Khatauni or the Revenue/Municipal Record.	Yes
9. If the answer to the above question is Yes, state clearly the capacity in which the above name is recorded.	Mentioned as owner.
10. The character of the property whether self acquired or joint Hindu Family.	Self acquired.
11. Is the land within the declared Agriculture Area?	No
12. Whether or not the land is covered by any section of the Land Ceiling/ Acquisition Act? If so, a copy of relevant notification should be furnished.	No
13. Will the local authorities readily sanction the construction plans? In case, any hesitation/delay is apprehended, reasons therefore.	Question is related to empanelled surveyor/valuer
14. Rent Receipts:	N.A.
a) For how many years received.	N.A.
b) Whether particulars of land holdings and name of the title holder in the rent receipt tally with the details in the Khautani and Deed.	N.A.
15. What is the estimated market value of the property?	Question is related to empanelled surveyor/valuer.
16. Whether the property in question is wholly/partly leased out. If so its impact on the valuation of property.	No.
17. Whether the mortgage can be created at the center where the loan is being granted? If not, the name of the nearest center where it can be created.	Yes
18. Is there any bar or condition applicable to the creation of the mortgage?	No
19. If so whether the necessary clearance has been obtained?	N.A.
20. Is there any condition in the Patta/Lease which is onerous to the interest of the Bank.	No
21. Whether SARFAESI Action can be initiated in respect of the mortgaged property.	Yes Above Property are properly enforceable under SARFAESI Act 2002 and other applicable law.

Date : 23-12-2023

Place: Jhansi

Signature of the Empanel Advocate


(Rajendra Kumar Agarwal)
Advocate

23.12.2023

Rajendra Kumar Agarwal

Advocate



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Dated: 23-12-2023

Non Encumbrances Certificate & Detailed Report on Title

[As On Bank's prescribed Performa: "Annexure -B"]

Name of Present Owner of the said Property (As per Sale deed & others papers) :-

VSS Housing Pvt. Ltd. Regd. Office, 203, IInd Floor, Millenium Plaza, University Road, Govindpuri, Thatipur, Gwalior (M.P.) through director Sri Shubham Saraogi S/o Sri Vijay Kumar Saraogi R/o Jankipuram, Civil Line, Jhansi.)

I have caused necessary searches in the Sub registrar office Jhansi Distt. Jhansi for the Period from Year 01.01.1993 to 31.10.2023 [30 Years] Sub Registrar office Jhansi at from available record and Tehsil, Municipal office, mutation and all other available relevant documents in respect of the aforesaid property. My report is as follows :-

The Short Description of Title / Chain is hereby given as fallows:

1.	<p>That Khatauni of Mauja Bhojla Tehsil & Distt. Jhansi For 1406-1411 fasli shows that Sri Raghuvhar S/o Parsu is Sankramani Bhumidhar of Araji No. 879 area 0.510 hect. since 1387 fasli means year 1980. This Khatauni futher shows that after death of Sri Raghuvhar name of his legal heir Sri Vijayram & Kraparam S/o Raghuvhar & Smt. Dhankunwar Wd/o of Raghuvhar has been mutated in revenue records and they became Co-Sankramani Bhumidhar of Araji No. 879 Area 0.510 hect.</p> <p>Thereafter Sri Vijayram & Kraparam S/o Raghuvhar & Smt. Dhankunwar Wd/o of Raghuvhar R/o Vill-Bhojla Tehsil & Distt. Jhansi sold above land Araji No. 879 area 0.510 hect. situated at Mauja Bhojla Tehsil & Distt. Jhansi through sale deed dt. 23-08-2010 to VSS Housing Pvt. Ltd. Regd. Office, 203, IInd Floor, Millenium Plaza, University Road, Govindpuri, Thatipur, Gwalior (M.P.) through director Sri Vijay Kumar Saraogi S/o Late Sri Damodar Das Saraogi R/o Jankipuram, Civil Line, Jhansi. This sale deed is registered in Sub-Registrar Office, Jhansi on 23-08-2010 and entered in Bahi No.1 Zild-4224 Page 39-64 at serial No. 5766.</p> <p>On the basis of this sale deed name of VSS Housing Pvt. Ltd. has been mutated in revenue records as Sankramani Bhumidhar of Araji No. 879 (Khatauni of 1430-1435 Fasli enclosed).</p>
	<p>On above land a group housing residential township namely Shubham Residency is being developed for which layout plan No. 52/J.D.A./(2021-22) has been approved by Jhansi Development Authority, Jhansi on 12-04-2022.</p> <p>That plot No. B-1 to B-6 Total area 588.52 sq.mt. is mortgaged with Jhansi Development Authority, Jhansi which can be sold and mortgage after its release from Jhansi Development Authority, Jhansi.</p>



प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम
इंदासी

क्रम संख्या 2023191033424

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 23/12/2023
प्रस्तुतकर्ता या प्रार्थी का नाम राजेन्द्र कुमार अग्रवाल एड
लेख का प्रकार: मुआयना 1993 वर्ष से 2023 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. दायिक भत्ता

1 से 6 तक का योग

100

शुल्क वसूल करने का दिनांक

23/12/2023

दिनांक जब लेख प्रतिलिपि या तलाश

23/12/2023

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Accordingly by virtue of above mentioned Sale deeds VSS Housing Pvt. Ltd. Regd. Office, 203, IInd Floor, Millenium Plaza, University Road, Govindpuri, Thatipur, Gwalior (M.P.) through director Sri Shubham Saraogi S/o Sri Vijay Kumar Saraogi R/o Jankipuram, Civil Line, Jhansi is the owner and in possession of the above property and VSS Housing Pvt. Ltd. is having mortgageable & Marketable title of the above property.

It is also certified that the above mentioned Property is not affected by any restriction of urbanLand (Ceiling & Regulation) Act 1976.

It is further certified that I have examined original sale deed (provided by branch) from Sub Registrar's office about the genuineness and that the same are found to be Original & Genuine.

That the property in question comes under the SARFAESI Act and in case of default in repayment, the bank can take the possession of the aforesaid property under Securitization of Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and the rules made there under and the said property is covered under Securitization of Reconstruction of Financial Assets and Enforcement of Security interest Act 2002.

Encl. Sub-Registrar Office Receipt No. 2023191033424 dt. 23-12-2023

Date : 23-12-2023

Place: Jhansi

Signature of the Empanel Advocate



23-12-2023

Rajendra Kumar Agarwal



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Dated: 23-12-2023

To ,

The Branch Manager / Chief Manager
UCO Bank
Branch – BKD, Jhansi

Important/Advices

- (1) UCO Bank is requested to ensure that no tenant is in occupation of any part or portion of such property in question. UCO Bank is also requested to take affidavit from Borrower to the effect that there is no tenant in mortgaged property and no dispute is pending in any civil court or any competent court, Authority regarding property in question.

Document taken for mortgage:

- 1- Certified copies of all documents mentioned in para-3 of Search Report from Sl.No. 1 to 3
- 2- J.D.A. approved layout plan
- 3- RERA Registration Certificate
- 4- Certificate of Incorporation of company.
- 5- Article of Association & Memorandum of Association.
- 6- B.O.D. Resolution.
- 7- Original agreement to sale.
- 8- Original sale deed proposed to be executed in favour of prospective purchaser.
- 9- ROC certificate regarding no charge.

Date : 23-12-2023

Place: Jhansi

Signature of the Empanel Advocate

23-12-23