

UMA SHANKAR SINGH**(Senior Advocate)****Ex. D.G.C.(C.R.I.) VARANASI****Off: Chamber No.84, Banaras Bar Association****Building, Civil Courts, Varanasi****Res: SH 8/4-10, Ayodhyadham Colony,****Shivpur Bypass, VNS****Mob: 9450014375****9554950319****Date: 08.04.2022**

Before,

Real Estate Regulatory Authority

U.P.

1.	Name of the Land Owner/Applicant	Rudra Infrsolutions LLP formerly known as Marvellous Infracon Private Limited Rudra House 15/63 Civil lines, Kanpur (U.P.)
2.	Complete or full description of the immovable property/(ies)	
	a) Survey No.	Plot No's 984 & 985
	b) Extent/area	1.1640 Hectare
	c) Location Like Name of the place, village, city, registration, Sub-district etc. Boundaries. Village-Mau Paragana-Mohanlalganj Tehsil- Mohanlalganj Dist.-Lucknow	East:-Part of Plot No. 985 & 984 West:- Plot No. 978, 981 & 983 North:-Plot No. 930 South:-981, 983 & Pakka Road Mohanlalganj Moravan Marg
3.	Particulars of the documents scrutinized serially and chronologically.	(a)- Photo copy of Sale Deed Dated 09.04.2013 executed by Bal Mukund S/o-Ganga Charan R/o- Mohanlal Ganj, Mazara, Mau Pargana & Tehsil-Mohanlal Ganj Dist- Lucknow in favour of M/s. Marvellous Infracon Private Limited through authorized signatory Shrikant Pandey S/o- Late Jagdamba Pandey R/o- SA 1/10-18 State Bank colony, Pandeypur, Varanasi in respect of Plot No. 985 areal.012 Hectare situated at Mauza- Mau, Pargana &

U.S. Singh

		Tehsil-Mohanlal Ganj Dist.-Lucknow. The Sale Deed has been registered in Book No. 01, Volume 3719 at pages 253 to 286 Document No. 4457 dated 09.04.2013 in the office of Sub-registrar Mohanlal Ganj, Lucknow. (b)- Photo copy of Sale Deed Dated 14.03.2013 executed by Kallu @ Kallu Ram S/o-Badal R/o- Mohanlal Ganj, Mazara Mau Pargana & Tehsil-Mohanlal Ganj, Dist-Lucknow in favour of Faujdar S/o- Late Palakdhari R/o- H. No. D 59/352 B Jaiprakash Nagar, Shivpurva Varanasi (U.P.) in respect of Plot No. 984 area 0.152 Hectare and Plot No. 997 Mi area 0.101 Hectare situated at Mauza-Mau, Pargana & Tehsil-Mohanlal Ganj Dist.-Lucknow. The Sale Deed has been registered in Book No. 01, Volume 3667 at pages 141 to 168 Document No. 3305 in the office of Sub-registrar Mohanlal Ganj, Lucknow. (c)-Photo copy of Sale Deed Dated 03.03.2015 executed by Faujdar S/o- Late Palakdhari R/o- H. No. D 59/352 B Jaiprakash Nagar, Shivpurva Varanasi in favour of M/s Marvellous Infracon Private Limited through authorized signatory Shrikant Pandey S/o- Late Jagdamba Pandey R/o- SA 1/10-18 State Bank colony, Pandeypur, Varanasi in respect of Plot No. 984 area-0.1520 Hectare and Plot No. 997 Mi area-0.101 Hectare situated at Mauza- Mau,
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W.S. Singh

		Pargana & Tehsil-Mohanlal Ganj Dist.-Lucknow. The Sale Deed has been registered in Book No. 01, Volume 5480 at pages 243 to 274 Document No. 3849 dated 03.03.2015 in the office of Sub-registrar Mohanlal Ganj, Lucknow. (d)-Intkhab Khatauni in respect of Plot No 984 for the period of 1427 to 1432 fasali. (e)-Intkhab Khatauni in respect of Plot No 985 for the period of 1427 to 1432 fasali . (f)-Certificate of Incorporation pursuant to change of name issued by Registrar of companies Kolkata. (g)- Certificate of Registration on conversion of M/s. Rudra Infrsolutions Private Limited to Rudra Infrsolutions LLP issued by Central Registration Centre.
4.	Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced.	Yes
5.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes
	b) If such online/comuter records are available, whether any verification or cross checking are made and the comments/findings in this regard.	Not Applicable
	c)Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Not Applicable
6.	a)property falls within the jurisdiction of which sub-registrar office?	Sub-Registrar Mohanlalganj Lucknow
	b)Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If do, please name all such office?	No, The details of property is available in the Sub-Registrar office Mohanlal Ganj, Lucknow

U.S. Singh

	c)Whether search has been made at all the offices names at (b) above?	Yes
	d)Whether the search in the office of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	Not Applicable
7.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog in the title.	As Described in Annexure- A
8.	a)Whether the property is subject to any wakf rights?	No
	b) Whether the property belongs to church/ temple or any religious institution having any restriction in creation of charges on such properties?	No
9.	a) If the property is Agricultural land, whether the local laws permit construction and transfer	Yes
	b) In the case of conversion of Agricultural land for commercial purpose of otherwise, whether requisite procedure followed/permission obtained.	Yes
10.	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No
	b) Property belonging to partners, whether thrown on hotchpots? Whether formalities for the same have been complete as per applicable laws?	Not Applicable
	c)Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not Applicable
11.	If the property is a flat/ apartment or residential/ commercial complex check and comment on the following: a)Promoter's/Land Owner's title to the land/building; b)Development Agreement/ Power of attorney; c)Extent of authority of the Developer/builder; d)Independent title verification of the Land and/or building in question; e) Agreement for sale (duly registered); f) Payment of proper stamp duty; g)Requirement of registration of sale agreement	Not Applicable

U.S. Singh

	development agreement, POA etc. h) Approval of building plan, permission of appropriate/local authority, etc; i) Conveyance in favour of society/Condominium concerned; j) Occupancy certificate/allotment letter/letter of possession; k) Membership details in the Society etc.; l) Share Certificate; m) No objection Letter from the Society; n) All legal requirements under the local/ Municipal laws, regarding ownership of flats/Apartment/building Regulations, Development Control Regulations, Co-operative Societies' laws etc.; o) Requirements, for nothing the Bank charges on the records of the Housing Society, if any; p) If the property is a vacant land construction is yet to be made, approval of lay-out and other precautions, if any. q) Whether the numbering pattern on the units flats tally in all documents such as approved plan, agreement plan, etc.	
12.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	As per Non Encumbrance certificate issued by Sub-Registrar Mohanlal Ganj, Lucknow for the period of 01.01.2011 to 28.02.2022 no any encumbrance found in respect of the property in question.
13.	The period covered under Encumbrances certificate and the name of the person in whose favour the encumbrances is created and if so, satisfaction of charge, if any	2011 to 2022
14.	Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy?	Tax Exempted
15.	Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question	Attached herewith
16.	Whether the property can be identified form the following documents, and discrepancy/ doubtful circumstances, if any revealed on such scrutiny? a) Document un relation to electricity connection b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable;	Not Applicable

U.S. Singh

	d)other utility bills, if any,	
17.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other document (Such as valuation report, utility bills etc.) or the actual current boundary ? if so please elaborate/comment on the same.	No
18.	If the Valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (if the valuation report and/or approved plan are not available at the time of preparation of TIR please provide these comments Subsequently on making the same available to the advocates.)	Not Applicable
19.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
20.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security ?	Not Applicable
	Property is SARFAESI Complaint (Y/N)	Not Applicable
21.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. , as also any precaution to be taken by the bank in this regard.	Not Applicable
22.	Whether the governing law/constitutional document of the mortgagor (other than natural persons) permits creation of mortgage and additional precaution, if any to be taken in such cases.	Not Applicable
23.	Additional aspects relevant for investigation of title as per local laws.	Not Applicable
24.	Whether the Real Estate Project comes under real Estate (Regulation and Development)Act, 2016 ?Y/N	Yes
	Whether the Project is registered with the Real Estate Regulatory Authority? if so, the details of such registration are to be furnished.	Applied for
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Yes
	Whether the details of the apartment/plot in question	To be obtained

U.S. Singh

	are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website or Real Estate Regulatory Authority?	
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Observation/Annexure-A:

I have examined above referred documents and inspected the revenue record from the examination in reveal that:-

- (1) M/s. Marvellous Infracon Private Limited acquired the Land area 1.012 Hectare out of S.M. Plot No. 985 situated at Mauza- Mau, Pargana & Tehsil-Mohanlal Ganj Dist.-Lucknow by Sale Deed dated 09.04.2013 executed by Bal Mukund S/o-Ganga Charan R/o- Mohanlal Ganj, Mazara, Mau Pargana & Tehsil-Mohanlal Ganj Dist-Lucknow. The Sale Deed has been registered in Book No. 01, Volume 3719 at pages 253 to 286 Document No. 4457 dated 09.04.2013 in the office of Sub-registrar Mohanlal Ganj, Lucknow.
- (2) Shri Faujdar S/o- Late Palakdhari R/o- H. No. D 59/352 B Jaiprakash Nagar, Shivpurva Varanasi (U.P.) acquired the Land area 0.152 Hectare of S.M. Plot No. 984 situated at Mauza- Mau, Pargana & Tehsil-Mohanlal Ganj Dist.-Lucknow. The Sale Deed has been registered in Book No. 01, Volume 3667 at pages 141 to 168 Document No. 3305 in the office of Sub-registrar Mohanlal Ganj, Lucknow.
- (3) Shri Faujdar S/o- Late Palakdhari transferred the aforesaid Land area 0.152 Hectare of S.M. Plot No. 984 situated at Mauza- Mau, Pargana & Tehsil-Mohanlal Ganj Dist.-Lucknow. To and in favour of M/s. Marvellous Infracon Private Limited company. The Sale Deed has been registered in Book No. 01, Volume 5480 at pages 243 to 274 Document No. 3849 dated 03.03.2015 in the office of Sub-registrar Mohanlal Ganj, Lucknow.
- (4) As per above detailed title deeds M/s. Marvellous Infracon Private Limited company became absolute owner of S.M. Plot No. 984 Land area 0.152 Hectare and S.M. Plot No. 985 Land area 1.012 Hectare total Land area 1.164 Hectare situated at Mauza- Mau, Pargana & Tehsil-Mohanlal Ganj Dist.-Lucknow. The name of M/s. Marvellous Infracon Private Limited has been mutated in the revenue record.
- (5) I have inspected the revenue records, as per revenue record the title of the company M/s. Marvellous Infracon Private Limited is clear and sub-registrar Mohanlal Ganj Lucknow has issued non-encumbrance certificate as certified that no any encumbrance is recorded in his office record over property aforesaid.
- (6) The applicant has produced two certificates of incorporation pursuant to change of name. The name of the company has been change from M/s. Marvellous Infracon Private Limited to M/s. Rudra Infrsolutions Private Limited with effect from 12.08.2015 a certificate has been issued by Registrar of companies Kolkata for the same and further the company has been converted from M/s. Rudra Infrsolutions Private Limited to Rudra Infrsolutions LLP with

U.S. Singh

(8)

effect from 06.02.2019 a certificate has been issued by Government of India, (Ministry of corporate affairs) Central Registration Centre for the same .

In my opinion property aforesaid is free from all encumbrances.

On the above discussion I am of the opinion That Rudra Infrsolutions LLP is absolute owner of the property aforesaid, free from all encumbrances and capable of transfer the whole or part of the said property.

The under signed is an advocate practicing in the District Courts Varanasi and have more than 40 years experience of working.


(Uma Shankar Singh)

Advocate

En. No. U.P.00189/1981