

Dated: 02nd August' 2021.

To,

Mr. Vijay. V, Wadhwa,
M/S Vijay Associates (Wadhwa),
301, Platina, Plot No. C-59, G Block,
Bandra Curla Complex, Bandra (East),
Mumbai- 400 051.

Legal Scrutiny Report

Dear Sir,

With reference to your instructions, I have searched the encumbrance and title of the lands, the details of which are mentioned hereunder, from the relevant available and visibly record in the office of Sub Registrar-II, Mathura, District Mathura and from the web site of UP govt., through my staff and also carefully perused the relevant papers provided by your staff regarding the aforesaid lands. Please also refer to my earlier legal scrutiny report dated 11th November' 2019 for the lands, detailed below.

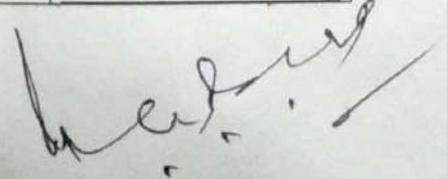
After careful scrutiny of papers and record my Legal Scrutiny Report is as under:

1. Name and address of the present title holder:

Partnership Firm M/S Vijay Associates (Wadhwa), 301, Platina, Plot No. C-59, G Block, Bandra Curla Complex, Bandra (East), Mumbai- 400 051, is the owner of the lands, the details of which are given here under.

2. Details/Description of the land:

S. No.	Land situated at:	Khata No.	Khsara No.	Areas of Land in Hectare:
1.	Village - Sunrakh Bangar, Thaseel Sadar, District Mathura (UP).	476	490/2M	0.3180
			517M	0.8820
			520/2	1.3930
			Total =3	=2.5930
			518M	0.1020
			491M	0.0130
			504M	0.0380
505M	0.0200			



			Total =4	=0.1730
			Gross Total=7	2.7660
2.	-DO-	477	511M	1.7200
			Total =1	=1.7200
3.	-DO-	478	503	1.6470
4.	-DO-	479	521	1.0520

3. Chain of Title:

From the perusal of papers it reveals that:

3.1 Regarding Khsara Nos. 490/2M, 517M, 520/2, 518M, Khsara No. 491M, Khsara No. 504M and Khsara No. 505M of Village-Sunrakh Bangar, Thaseel Sadar, District Mathura (UP):

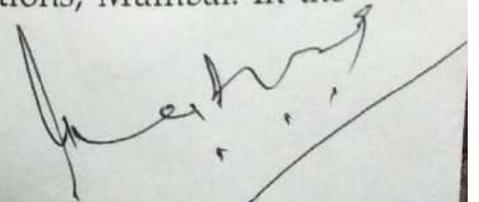
Shri. Mukesh Sharma, held 0.369 Hectare in Khsara no. 490 & 0.882 Hectare in Khsara no. 517 & 1.393 Hectare in Khsara no. 520, say Total 2.644 Hectare out of total area of 3.525 Hectare in all the three plots of land.

The remaining land in the said Khsara nos. (3.525-2.644=0.881 Hectare) was belonging M/s Suncity Projects Pvt. Ltd., New Delhi.

It is proved from the papers that there was a mutual division/partion between M/s Suncity Projects Pvt. Ltd., New Delhi and Shri. Mukesh Sharma.

Shri. Mukesh Sharma, entered in to the registered agreement to sale for transfer of his specified entire holding of Khsara no. 490, 517 & 520 on 15.05.2007 with one Shri Lokesh Sharma on which Mr. Kapil Upadhaya of M/s Suncity Projects Pvt. Ltd., New Delhi joined as witness accepting the mutual partion and agreeing the sale of specified part of aforesaid Khsara no. 490, 517 & 520 by Shri. Mukesh Sharma.

Later on vide sale deed dated 19.05.2007, Shri. Mukesh Sharma sold his specified entire holding of 2.643 Hectare of Khsara no. 490, 517 & 520 to a partnership firm namely M/S Wadhwa Constructions, Mumbai. In the



said sale deed the aforesaid agreement holder Shri Lokesh Sharma joined as confirming party.

Later on vide order dated 03.11.2011, SDM, Mathura under section 161 ZA & LR Act passed order intense exchange order and thereafter also vide order dated 30.10.2019, SDM, Mathura under section 38(2) U.P. Revenue Code passed an amendment order, the cumulative effect of the same, which emerges established is that the area of Khsara No. 490 reduced from 0.369 Hectare to 0.318 Hectare (reduced by 0.051 Hectare) and renumbered as Khsara Nos. 490/2M, while the area of other Khsara Nos. remained the same.

It is also proved from papers that in lieu of the reduction of the area of 0.051 Hectare from Khsara no. 490, as well as reduction of the area of 0.122 Hectare from yet another Khsara no. 511 (detailed hereunder in column no. 3.2), the land of Khsara No. 518M area 0.1020, Khsara No. 491M area 0.0130, Khsara No. 504M area 0.0380 and Khsara No. 505M area 0.0200 thus total area of 0.173 Hectare (0.051 Hectare + 0.122 Hectare = 0.173 Hectare) was allotted to M/S Wadhwa Constructions, Mumbai.

Thus the total area of Khata No. 476 increased from 2.644 Hectare to 2.7660 Hectare (2.644 Hectare - 0.051 Hectare = 2.539 Hectare + 0.1730 Hectare), while the area of yet another Khata No. 477 & Khsara no. 511 (detailed hereunder in column no. 3.2) reduced from 1.842 Hectare to 1.720 Hectare (1.842 Hectare - 0.122 Hectare)

3.2 Regarding Khsara Nos. 511 of Village-Sunrakh Bangar, Thaseel Sadar, District Mathura (UP):

Khsara No. 511/1.8420 was owned by Smt. Geetesh Gautam. It seems that Smt. Geetesh Gautam sold part of this land area 1.032 Hectars to Shri. Raveendra Garg, Smt. Ram Sakhi Agrawal, Shri. Anil Agrawal, and thus Smt. Geetesh Gautam remained the holder of Khsara No. 511/0.810 only.

Shri. Raveendra Garg sold part of his share to Smt. Pinki Agrawal & Smt. Deepa Agrawal vide sale deed dated 16.03.2007 & sold remaining part of his share to Smt. Saroj Agrawal vide sale deed dated 08.06.2007.

Smt. Geetesh Gautam also sold her remaining share of Khsara no. 521/0.810 Hectare to the partnership firm M/S Wadhwa Constructions, Mumbai vide sale deed dated 24.05.2007.

Smt. Pinki Agrawal, Smt. Deepa Agrawal, Smt. Saroj Agrawal, Smt. Ram Sakhi Agrawal and Shri Anil Agrawal sold their entire share in the holding Khsara no. 511/1.0320 Hectare to the partnership firm M/S Wadhwa Constructions, Mumbai, vide sale deed dated 19.05.2007.

Later on vide order dated 03.11.2011, SDM, Mathura under section 161 ZA & LR Act passed order intense exchange order and thereafter also vide order dated 30.10.2019, SDM, Mathura under section 38(2) U.P. Revenue Code passed an amendment order, the cumulative effect of the same, which emerges established is that the area of Khsara no. 511 reduced from 1.842 to 1.720 Hectare, thus the reduction being of 0.122 Hectare.

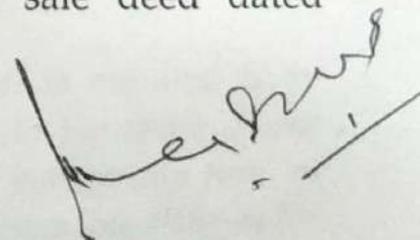
3.3. Regarding Khsara Nos. 503 of Village-Sunrakh Bangar, Thaseel Sadar, District Mathura (UP):

Shri. Ram Babu, Shri. Pankaj, Shri. Reetesh and Master Amit (Who later on became Major) along with Smt. Saroj Devi held Khsara no. 503/1.647 Hectare

Shri. Ram Babu, Shri. Pankaj, Shri. Reetesh and Master Amit (Who later on became Major) along with Smt. Saroj Devi sold Khsara no. 503/1.647 Hectare to the partnership firm M/S Wadhwa Constructions, Mumbai, vide registered sale deed dated 19.05.2007.

3.4. Regarding Khsara Nos. 521 of Village-Sunrakh Bangar, Thaseel Sadar, District Mathura (UP):

Smt. Nirmala Devi purchased total area of Khsara no. 521/1.0520 Hectare from Sri Ganga Singh the owner of the land through a registered sale deed dated 04.02.2005. The said Smt. Nirmala Devi later on sold the entire land of of Khsara no. 521/1.0520 Hectare the partnership firm M/S Wadhwa Constructions, Mumbai vide a registered sale deed dated 19.05.2007.



4. Vesting of Tittle in present title holder:

From the perusal of papers it is established that M/S Wadhwa Constructions, 425, Vasukamal, 14th Road, Bandra (West), Mumbai, was constituted on 18.04.2005 vide a partnership deed dated 18.04.2005 and registered with ROF, Mumbai on 11.05.2005 bearing Firm No. BA93605.

The said firm thereafter purchased the aforesaid lands at Village-Sunrakh Bangar, Thaseel Sadar, District Mathura (UP) as is clear from clause 3, under the heading Chain of title.

The title of the lands of Khsara Nos. described in clause 2, under the heading Details/Description of the land of the Village-Sunrakh Bangar, Thaseel Sadar, District Mathura (UP), thus vested with M/S Wadhwa Constructions, Mumbai but the said firm stood dissolved w.e.f. 31.12.2010 and for that a dissolution deed dated 31.12.2010 was also executed amongst the partners of M/S Wadhwa Constructions, Mumbai. The dissolution of M/S Wadhwa Constructions, Mumbai was reported to ROF, Mumbai through letter dated 10.01.2011.

As per the terms of dissolution deed dated 31.12.2010 (Clause-4), the entire land of M/S Wadhwa Constructions, Mumbai situated at Sunrakh Bangar, Mathura was given in exclusive and individual share of Mr. Vijay V. Wadhwa, one of the partners of M/S Wadhwa Constructions, Mumbai.

Later on the said Mr. Vijay V. Wadhwa, invested his said land of Khsara nos. 490, 517, 520, 518, 491, 504 and 505 and Khsara Nos. 511 and Khsara Nos. 503 and Khsara No. 521 of Village-Sunrakh Bangar, Thaseel Sadar, District Mathura (UP) into the pool of a yet another Partnership Firm M/S Vijay Associates (Wadhwa), 301, Platina, Plot No. C-59, G Block, Bandra Curia Complex, Bandra (East), Mumbai- 400 051, as is clear from the amendment deed of Partnership dated 29.03.2019 (Page Nos. 6 & 7 of the deed).

It is made clear that legally no registered document is required to be executed for allocation of immovable property of a firm into the share of one partner of the partnership firm at the time of dissolution of partnership firm, as well as no registered document is required to be executed for investing share in the

form of immovable property by any individual partner of the partnership firm into the pool of a partnership firm.

5. Nature of Land:

From the perusal of papers it is established from the entry made in Khatoni that the land of Khsara no. 490/2 Area 0.318 Hectare (Which later on reduced to 0.269 Hectare) & of Khsara no. 517 Area 0.882 Hectare & of Khsara no. 520/2 Area 1.393 Hectare of Village-Sunrakh Bangar, Thaseel Sadar, District Mathura (UP) was declared as Abadi Land vide order dated 21.05.2011.

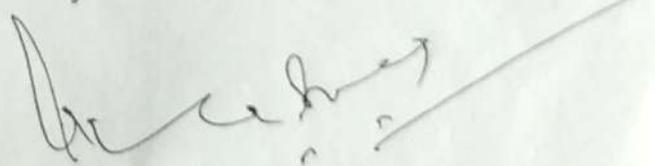
The other Khsara Nos. 518, 491, 504 and 505 and Khsara Nos. 511 with 518 and 505 and Khsara Nos. 503 and Khsara No. 521 of Village-Sunrakh Bangar, Thaseel Sadar, District Mathura (UP) are still recorded as agricultural land in the revenue records.

From the perusal of UP Govt. Gazette dated 31.10.2011, it is established that the Master Plan of Mathura Vrindravan was amended and the nature and user of the land of Khsara no. 490/2, 520/2, 517, 503, 511 and 521 of Village-Sunrakh Bangar, Thaseel Sadar, District Mathura (UP), was changed from Agriculture to Residential.

6. Certificate:

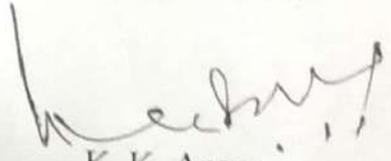
It is certified that:

1. M/S Vijay Associates (Wadhwa), 301, Platina, Plot No. C-59, G Block, Bandra Curia Complex, Bandra (East), Mumbai- 400 051 is the owner of lands of Khsara Numbers and of the mentioned area, described in clause 2, under the heading "Details/Description of the land" comprising of Khsara nos. 490 (modified to 490/2), 517, 520 (modified to 520/2), 518, 491, 504 and 505 and Khsara Nos. 511 and Khsara Nos. 503 and Khsara No. 521 of Village-Sunrakh Bangar, Thaseel Sadar, District Mathura (UP) (herein after referred to as the "land under scrutiny") and as such M/S Vijay Associates (Wadhwa), Mumbai has an absolute, clear and marketable title of the land under scrutiny.



2. M/S Vijay Associates (Wadhwa), Mumbai being the owner of land under scrutiny, can execute valid registered sale deed of the land under scrutiny or any part thereof.
3. There was/is no claim or interest of any minor in the land under scrutiny.
4. The papers relating to the land under scrutiny are evidence of title and on its basis valid deed can be executed in the manner required by law.
5. There is no prior mortgage what so ever as could be seen from the available Records Register in the office of Sub Registrar-II, Mathura, District Mathura for the period from 01.01.2006 to 24.09.2019 pertaining to the land under scrutiny. (Receipt no. _____ dated 02.08.2021 is enclosed in original with this report.)
6. There is no prior mortgage/charge, which is liable to be cleared regarding the land under scrutiny.
7. There is no claim or interest of any minor or widow in land under scrutiny.
8. There is no undivided share of any minor in the land under scrutiny.
9. The provision of the U.P. Urban Ceiling Act is not applicable to the land under scrutiny.
10. The land under scrutiny is not subject to payment of any liability fastened on the land under scrutiny.
11. M/S Vijay Associates (Wadhwa), 301, Platina, Plot No. C-59, G Block, Bandra Curla Complex, Bandra (East), Mumbai- 400 051, the Land owner of land under scrutiny has a clear, perfect and marketable title of the land under scrutiny.

Date 02.08.2021.


K. K. Arora
Advocate