

SACHIN KULSHRESTHA

B.Sc., L.L.B.,
Advocate,

Chamber : Civil Courts, Agra
Resi.cum Off : C-52, Subhash Nagar,
Albatia Road, Shahganj,
Agra-282 010
Ph. : 0562-2214383(R)
Mob. : 94574 - 86183

Ref. No. : 01/2022

Dated : 26.05.2022

To,
The Authorized Officer,
U. P. Rera Department,
Uttar Pradesh.

Dear Sir,

I, **Sachin Kumar Kulshrestha**, Advocate, do hereby
certify that my Enrolment Number of Uttar Pradesh
Bar Council is UP01561/2005.



(Sachin Kumar Kulshrestha)
Advocate

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Ref. No. : 16/2022

Dated : 17.03.2022

LEGAL SCRUTINY REPORT

Dear Sir,

With reference to your letter dated I submit my Legal Scrutiny Report as hereunder-

1.	Name/s and address/es of the Title Holder/s :	M/s Ashok Kumar & Others, partner Shri Murari Prasad Agarwal S/o Late Shri jagan Prasad Garg & Shri Mukesh Kumar verma S/o Shri Phool Chand Verma R/o 60, Bhawana Estate, Sikandra, Agra and present Office at 42/2, B-12, Hari World Tower, Sanjay Place, Agra.
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2. Details & Description of the Documents scrutinized :-

S. No.	Date of Document	Nature of Document	Whether Original/Certified/True Copy/Photostate Copy	Description of Registration
1.	07.11.2020	Sale Deed	Photocopy	Duly Registered in per book No. 1, vol. No. 15121, on pages 99/126, at S. No. 7268 and regd. on 07.11.2020.
2.	04.10.2012	Allottment Letter	Photocopy	-----
3.	13.11.2020	Possession Letter	Photocopy	-----
4.	13.11.2020	Possession Certificate	Photocopy	-----

5.	-----	Partnership Deed & Supplementary Partnership Deed	Photocopy	-----
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3. Details/Description of the Property/Properties :-

Plot/s No.	Survey No. Plot No. Site No.	Is/ area of Land/Building in Sq. Meter/Yards.	Location/Pargana/Tehsil Sub-District/ District. P. S.	Boundry/ies
Commercial Plot No. C-1	-----	2486.50 sq. mtrs.	Shastri Puram Yojna, Sikandra, Tehsil & Distt. Agra.	East : Open for H. T. Line, West : 30 mtrs. Wide Z.P. Road, North : School Plot, South : Open for H.T.T.

4. Brief history and How the owner has acquired/derived the title in land i.e. by Purchase/Through Succession.

That initially Agra Development Authority, Agra which is the semi government body had acquired the land and developed the same and carved out into various type residential/commercial plots which includes the commercial plot No. C-1 measuring 2486.50 sq. mtrs. and as owner had allotted the same i.e. subject property through its allotment letter No. 1170/D/AE(P)/2012-2013 dated 04.10.2012 in favour of M/s Ashok Kumar & Others, 60, Bhawana Estate, Sikandra, Agra.

That finally said Agra Development Authority, Agra through its attorney holder authorized officer has executed regd. Sale deed in pursuance of the said allotment letter dated 04.10.2012 w/r to the subject property, which was executed on 07.11.2020, per book No. 1, vol. No. 15121, on pages 99/126, at S. No. 7268 and regd. on 07.11.2020 in favour present title holder i.e. **M/s Ashok Kumar & Others, partner Shri Murari Prasad Agarwal S/o Late Shri jagan Prasad Garg & Shri Mukesh Kumar verma S/o Shri Phool Chand Verma R/o 60, Bhawana Estate, Sikandra, Agra and present Office at 42/2, B-12, Hari World Tower, Sanjay Place, Agra, with good, clear and marketable title.**

That lastly said Authority also issued possession certificate on 13.11.2020 w/r to the subject property in favour of present title holder.

4.1	Whether Chain of the title of Owner is Complete, if so How?	Yes, All link documents are Available with the Party
5.	Search and Investigation	I have made the inspection in the office of Sub-Registrar-II, Tehsil Sadar, Distt. Agra of the revenue record for the last 12 years and applied the search in the office of the Sub-

		Registrar, Tehsil Sadar, Distt. Agra as per enclosed search certificates of subject property is free from all type regd. encumbrances/regd. charges.
5.1	The persons who is/are the present owner/s of the property/ies.	M/s Ashok Kumar & Others.
5.2	Whether the Owner of the Property has absolute, clear and marketable title over the property/ies proposed to be mortgaged and can create to valid Mortgage on the property/ies.	Yes
5.3	What is the nature of Title of the owner i.e. tenancy right full ownership, occupancy right, possessory right, minor's right or any other type of right?	Freehold Ownership
5.4	Whether there is any restriction/Prohibition under personal laws of the owner/mortgager to hold the property/ies under the Title Deed/s through which he has derived the Title.	No
5.5	Whether the latest title Deed/s and the immediately previous Title Deed's is/are available in originals.	Yes
5.6	Whether the Building Tax/Land Revenue has been paid upto date.	N.A.
5.7	Whether any dues recoverable as Land Revenue has paid upto date.	N.A.
5.8	In case the facility is sought for construction purpose- whether the Land has been converted under the Land Revenue Laws? If not required to be converted, give reasons.	Yes
5.9	Whether the Land is affected by any Revenue and Tenancy legislation? If So, how and to what extent and the remedy, if any	N.A.
5.10	Whether the permission under the urban Land (ceiling and Regulation) Act, 1976 is necessary or not?	N.A.
5.11	Is there any other special enactment like Land Acquisition Act and other State Legislations/Provisions of which is/are applicable to the property/ies and affecting the Title?	N.A.
5.12	(a) is/are the property/ies free from encumbrances	Yes

5.13	Whether any defect in the Title of the person.	No
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6. CERTIFICATE :-

I have scrutinized the original Title deed/s to be deposited relating to the property/ies to be offered as security is to certify that the title to the property of the owner is clear and marketable without any further act on the part of owner.

I certify that **M/s Ashok Kumar & Others** above named has a valid, clear and marketable Title to the property/ies shown above.

Place: Agra.

Yours faithfully,

(Sachin Kumar Kulshrestha)
 Advocate.

भुगतान पावती
उत्तर प्रदेश सरकार
निबन्धन कार्यालय - भुगतान पावती

आवेदन संख्या : 2202200200914
आवेदन तिथि : 14/03/2022
आवेदक का नाम :: सचिन कुलश्रेष्ठ एड०
मोबाइल संख्या : 9897752751

भुगतान का विवरण

भुगतान विधि : ई भुगतान
पंजीकरण राशि : 100
भुगतान तिथि : 14/03/2022
भुगतान पावती संख्या : 202200200774
प्राप्तकर्ता अधिकारी का नाम : योगेन्द्र कुमार .

(प्राप्तकर्ता अधिकारी का हस्ताक्षर) (आवेदक का हस्ताक्षर)

कार्यालय उपनिबंधक सदर द्वितीय आगरा जनपद आगरा

आवेदन संख्या :2202200200914

प्रमाण संख्या :22022002000793

भार मुक्त प्रमाण-पत्र (रजि० मैनुअल के नियम 328)

श्री- सचिन कुलश्रेष्ठ एड० पुत्र- - तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - शास्त्रीपुरम, वार्ड/परगना- दहतोरा, आवासीय- मै० अशोक कुमार एण्ड अदर्स पार्टनर श्री मुरारी प्रसाद अग्रवाल पुत्र स्व० श्री जगन प्रसाद गर्ग एवं श्री मुकेश कुमार वर्मा पुत्र श्री फुलचन्द वर्मा निवासी 60 भावना एस्टेट सिकन्दरा आगरा व हाल कार्यालय 42/2, बी-12 हरीवर्ल्ड टॉवर संजय प्लेस आगरा।, एक किता व्यवसायिक भूखण्ड सं० सी-1 रकवा 2486.50 वर्ग मी० वाके शास्त्रीपुरम योजना आगरा। पूर्व-ओपन फार एच टी लाइन पश्चिम-30 चौड़ा रास्ता उत्तर-स्कूल प्लाट दक्षिण-ओपन पाट एच टी टी,

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2011 से दिनांक 10/03/2022 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :15-03-2022

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँदे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बंधित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: अशोक कुमार शर्मा।

मिलान करने वाले निबन्धन लिपिक : अशोक कुमार शर्मा।

उपनिबन्धक सदर द्वितीय
आगरा