



CHAMBER & OFFICE:
Sadar Tehsil, Agra.

SUDHAKAR SHARMA
ADVOCATE

Membership No. UP06584/01 Dated 20.07.2001

Mobile No: -9837117976.
Mail ID: legal_adb@yahoo.co.in

Date: 17.05.2023

LEGAL OPINION/ENCUMBRANCE CERTIFICATE OF PROJECT

To,
M/s Shri Niketan Housing (Partnership firm)
F-12, Dayal Arced Opp. Shri Talkies ,
Bye Pass Road, Agra

Ref: LEGAL OPINION/ENCUMBRANCE CERTIFICATE OF PROJECT of "DWARIKA PALM" At MAUZA-BAINPUR MUSTKIL, TEHSIL & DISTRICT AGRA PROJECT LAND- OWNED BY M/S Shri Niketan Housing (Partnership firm).

Document Perused (Photo Copy):

1. Copy of sale Deed dated 06.09.2003 document No.3893.
2. Copy of Link sale Deed dated 20.06.2003 document No.2226.
3. Copy of Link sale Deed dated 16.08.2001 document No.3529.
4. Copy of sale Deed dated 06.09.2003 document No.3891.
5. Copy of Link sale Deed dated 06.03.2002 document No.842.
6. Copy of Link sale Deed dated 06.01.2003 document No.72.
7. Copy of Link sale Deed dated 17.08.2000 document No.3704.
8. Copy of Link sale Deed dated 05.03.2002 document No.521.
9. Copy of Link sale Deed dated 17.03.2001 document No.3576.
10. Copy of Khatauni
11. Copy of Permission U/s 143 UPZA&LR Act dated 19.03.2013.
12. Copy of Partnership deeds.
13. Copy of Layout Plan.



I Have Opined That Property Abovementioned Documents, The Information/Details Obtained From The Search from Sub Registrar Office are Mentioned Here In Below:

Descriptions of the Property(s) (Detailed):

1. That as per the record Mr. Dinesh Kumar Bansal S/o Shri Shri Someshwar Dayal Bansal R/o 15, Bank House Agra sold the Land comprising of approx 2/3rd share of 2/5th Share is 0.997 hectare 9970 SQM in Mauza- Bainpur Mustkil, Tehsil & Distt. Agra in following Land:

Land Part of Khasra No.1599, admeasuring area 2/3rd share of 2/5th Share is 0.997 hectare **equal** 2658.67 SQM approx To M/s Shri Niketan Housing (Partnership firm) F-12, Dayal Arced Opp. Shri Talkies , Bye Pass Road, Agra through its Partner Mr. Yugal Kishore Agarwal S/o Shri Shri Nivas Agarwal R/o Mathura Road, Sadabad, Hathras purchased though registered sale deed dated 06.09.2003 in book no. 1 Zild No- 4830 Page 239/262 document No. 3893 in the office of sub-registrar, Agra.

That Mr. Dinesh Kumar Bansal S/o Shri Someshwar Dayal Bansal R/o 15, Bank House Agra has purchased the land of Khasra No-1599 area 2/3rd share of 2/5th Share of 0.997 hectare from Shri Ram Prakash S/o Shri Gaya Prasad R/o 31/166C/2, Rajpur Chungi, Shamshabad Road, Agra vide Sale deed dated 20.06.2002 in Book No-1 Zild No-44516 Page 332/346 document No-2226.

That Shri Ram Prakash S/o Shri Gaya Prasad R/o 31/166C/2, Rajpur Chungi, Shamshabad Road, Agra has purchased said Land from Moti Ram & Kishan Singh S/o Late Shri Hoti Lal R/o Village- Dehtora Agra at Present R/o Village Nagla Arua, Tehsil Kiraoli, Agra vide Sale deed dated 16.08.2001 in Book No-1 Zild No-3453 Page 323/362 document No-3529.

2. That as per the record M/s Navrang Sehkari Avas Samiti Ltd. Agra through its President Shri Hari Shankar Lawania S/o Shri Rambabu R/o Ayodhya Kunj, Agra sold the Land comprising of khasra No-1609 approx 0.461 Hectare and Khasra No-1599 approx 2/3rd share of 3/5th Share of 0.997 hectare 9970 SQM in Mauza- Bainpur Mustkil, Tehsil & Distt. Agra in following Land:

Land Part of khasra No-1609 approx 0.461 Hectare or 4610 Sqmt and Khasra No-1599 approx 2/3rd share of 3/5th Share of 0.997 hectare 9970 SQM equal 3988 SQM approx



To M/s Shri Niketan Housing (Partnership firm) F-12, Dayal Arced Opp. Shri Talkies , Bye Pass Road, Agra through its Partner Mr. Yugal Kishore Agarwal S/o Shri Shri Nivas Agarwal R/o Mathura Road, Sadabad, Hathras purchased though registered sale deed dated 06.09.2003 in book no. 1 Zild No- 4830 Page 153/196 document No. 3891 in the office of sub-registrar, Agra.

That M/s Navrang Sehkari Avas Samiti Ltd. Agra through its President Shri Hari Shankar Lawania S/o Shri Rambabu R/o Ayodhya Kunj, Agra has purchased the land of Khasra No-1609 through following sale deeds:-

- a. *½ share of 0.461 Hectare From Pushpraj Sehkari Avas Samiti Ltd. Agra through its President Mr. Ramkishan Verma S/o Shri Hulasi Ram R/o 44, Rajiv Nagar, Lawyers Colony, Agra & Fauran Singh Tagar S/o Shri Kanchan Singh R/o Lawyers Colony, Agra vide sale deed dated 06.03.2002 in Book No-1 Zild No-3600 Page 157/174 document No-842.*
- b. *½ share of 0.461 Hectare From Pushpraj Sehkari Avas Samiti Ltd. Agra through its President Mr. Ramkishan Verma S/o Shri Hulasi Ram R/o 44, Rajiv Nagar, Lawyers Colony, Agra & Fauran Singh Tagar S/o Shri Kanchan Singh R/o Lawyers Colony, Agra vide sale deed dated 06.01.2002 in Book No-1 Zild No-4646 Page 431/448 document No-72.*

That Pushpraj Sehkari Avas Samiti Ltd. Agra have purchased the land of Khasra No-1609 with land area 2 bigha from Bhagwan Singh S/o Shri Lekhraj R/o Village Dehtora Agra vide sale deed dated 17.08.2000 in Book No-1 Zild No-3174 Page 285/290 document No-3704.

That M/s Navrang Sehkari Avas Samiti Ltd. Agra through its President Shri Hari Shankar Lawania S/o Shri Rambabu R/o Ayodhya Kunj, Agra has purchased the land of Khasra No-1599 from Mr. Ravi Khurana S/o Late Shri Ram Prakash R/o A-59, Indrapuri, Agra through sale deed dated 05.03.2002 in Book No-1 Zild No-3599 Page 235/246 document No-821.

That Mr. Ravi Khurana S/o Late Shri Ram Prakash R/o A-59, Indrapuri, Agra has purchased the Land of Khasra No-1599 with area 3/5 share out of 4 Bigha 6 Biswa 10 Biswansi from Ram Prasad & Damodar & Bhogiram S/o Late Shri Hoti Lal R/o Village- Dehtora, Agra vide sale deed dated 17.08.2001 in Book No-1 Zild No-3456 Page 219/228 document No-3579.

After that M/s Shri Niketan Housing (Partnership firm) their name in revenue records since 1392 fasli as khatauni 1427 to 1432 Year fasli after that M/s Shri Niketan Housing got Permission U/s 143 UPZA&LR Act. Dated 19.03.2013

(As Per above sale deeds Firm already sold 2777.53 SQM Approx of Khasra No1609-& sold Khasra No-1599) Available area of purchased 8479.14 SQM Approx and area as per Approved map 7333.69 SQM



Further Documents Obtained:

1. Copy of Approved Map
2. Proposed Agreement, Sale deed to be executed in favour of intending purchaser.
3. Attested Photocopy of the Partnership Deed of M/s Shri Niketan Housing



(Sudhakar Sharma) Advocate, Agra
 Allahabad Bar Council (Uttar Pradesh)
 (Membership No.UP06584/01 Dated 20.07.2001)

Column A -Enclosure:

1. Original Search Certificates No.2202500101493 & 2202500101494 dated 19.05.2025 issued from the office of the sub registrar, Agra.
2. Copy of sale Deed dated 06.09.2003 document No.3893.
3. Copy of Link sale Deed dated 20.06.2003 document No.2226.
4. Copy of Link sale Deed dated 16.08.2001 document No.3529.
5. Copy of sale Deed dated 06.09.2003 document No.3891.
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12. Copy of Permission U/s 143 UPZA&LR Act dated 19.03.2013.
13. Copy of Partnership deeds.
14. Copy of Layout Plan.



Remarks:

1. The original documents as above listed shall be checked by some competent person to be in Possession of the owner before clearing of the said Project.
2. Original Sale deed to be executed by Land owner and with developer or his appointed person of Power of attorney holder in favour of the Individual borrower.
3. Copy of Partnership deeds, may please be obtained Value Report regarding value and Spot verification from competent person.

Notes:

1. This report does not comment upon, whether the said property is a subject matter of any pending litigation.
2. This report does not comment on the technical regularity or otherwise of the said property. The same may be verified by a separate technical evaluation of the said property.
3. This report is positive subject to the collection of said documents mentioned in Column A.
4. In every case certified copy of every deed and NEC be obtained as the records at SRO are in bad, destructed condition, not updated till date and some index are missing.
5. Undertaking from the borrower/mortgagor that he/she/it had not entered into any agreement /deed (registered or unregistered) with any person in respect of the property referred above or part thereof.

Disclaimer:

I have examined all the above aspects and inspected the relevant Sub registrar office records in respects of Property mentioned in the deed and found that the Applicant / Borrower/ Owner has / have a clear and marketable title over the property in question. According to the search certificate of Sub-Registrar, Agra Dated 19.05.2025 based on records available and existing in what so ever conditions as on the date, the property is free from encumbrances. However physical verification of possession with measurements and present boundaries at the spot are requires to be verified by the bank/ financial Institution and other Departments.

