

SANJAY KUMAR JADON

Advocate

Reg. No. 3283/14
Revenue, Civil & Consumer Court's Agra

Office/Residence
Sadar Tehsil, Agra
Mob : 8077987900

Ref/Dwarika Galaxy, Agra/ Dec. 2021

Dated: 04-12-2021

TO WHOME MAY BE CONCERN

LEGAL SERUTINY REPORT

Dear Sir,

As desired by you, I submit the following report regarding the title of the property relating to residential Colony known as "DWARIKA GALAXY" developed / to be developed on land part of Khasra Nos. 258 admeasuring 14267.37 Sq. Mtrs. situated at Mauza-Dehtora, Tehsil & Distt. Agra belonging to Radhika Buildtech Pvt.; Ltd. having its registered office 5, 1st Floor, Vashishtha Commercial complex, Bye Pass Road, Agra through its director Mahesh Chand Agarwal S/o Late Sh. Dwarika Prasad Agarwal, duly authorized through board of resolution dated 22-11-2021.

1. (a) Name and Address of the title holder/Present owner and developers/vendor :

Radhika Buildtech Pvt.; Ltd. having its registered office at 5, 1st Floor, Vashishtha Commercial complex, Bye Pass Road, Agra through its director Mahesh Chand Agarwal S/o Late Sh. Dwarika Prasad Agarwal, duly authorized through board of resolution dated 22-11-2021.

1. (b) Name and Address of the Mortgager / borrower/intended Vendee :

Intended purchasers (after execution of sale deeds in their favour respectively.

2. Details /description of the documents scrutinized:

- 1- Original & Photocopy of Sale Deed dated 24-07-1989 registered on 22-09-1990 in Bahi No: 1, Zild No: 441, Pages 109/114 Sr. No. 14217 in the office of Sub Registrar, Agra executed by Tika ram S/o Sh. Khunni Ram in favour of Kamal Kunj Sahkari Awas Samiti Ltd. regarding Land of Khasra No. 258 admeasuring 4-6-13 situated at Mauza-Dehtora, Tehsil & Distt. Agra
- 2- Original & Photocopy of Sale Deed dated 24-07-1989 registered on 22-09-1990 in Bahi No: 1, Zild No: 441, Pages 115/120 Sr. No. 14218 in the office of Sub Registrar, Agra executed by Ram Kiladi S/o Sh. Khunni Ram in favour of Kamal Kunj Sahkari Awas Samiti Ltd. regarding Land of Khasra No. 258 admeasuring 4-6-13 situated at Mauza-Dehtora, Tehsil & Distt. Agra
- 3- Original & Photocopy of Sale Deed dated 07-11-2012 registered on same day in Bahi No: 1, Zild No: 9234, Pages 127/176 Sr. No. 15088 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Radhika Buildtech Pvt.; Ltd regarding Land of Khasra No. 258 admeasuring 1504.98 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra
- 4- Original & Photocopy of Sale Deed dated 07-11-2012 registered on same day in Bahi No: 1, Zild No: 9234, Pages 177/230 Sr. No. 15089 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Radhika Buildtech Pvt.; Ltd regarding Land of Khasra No. 258 admeasuring 1839.42 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra
- 5- Original & Photocopy of Sale Deed dated 22-12-2012 registered on same day in Bahi No: 1, Zild No: 9332, Pages 203/342 Sr. No. 16755 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Radhika Buildtech Pvt.; Ltd regarding Land of Khasra No. 258 admeasuring 3650 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra
- 6- Original & Photocopy of Sale Deed dated 07-11-2012 registered on same day in Bahi No: 1, Zild No: 9234, Pages 61/94 Sr. No. 15086 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Radhika Infrasys Pvt.; Ltd regarding Land of Khasra No. 258 admeasuring 969.875 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
- 7- Original & Photocopy of Sale Deed dated 21-10-2021 registered on 22-10-2021 in Bahi No: 1, Zild No: 15636, Pages 367/386 Sr. No. 9623 in the office of Sub Registrar, Agra executed by

Sanjay Kumar Jadon
Advocate

- Radhika Infrasy Pvt.; Ltd through its director Smt. Poonam Lahoti W/o Sachin Lahoti in favour of Radhika Buildtech Pvt.; Ltd through its director Mahesh Chand Agarwal S/o Sh. Dwarika Prasad Agarwal regarding Land of Khasra No. 258 admeasuring 969.875 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
- 8- Original & Photocopy of Sale Deed dated 07-11-2012 registered on same day in Bahi No: I, Zild No: 9234, Pages 95/126 Sr. No. 15087 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Radhika Infrasy Pvt.; Ltd regarding Land of Khasra No. 258 admeasuring 1002.38 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
 - 9- Original & Photocopy of Sale Deed dated 21-10-2021 registered on 22-10-2021 in Bahi No: I, Zild No: 15636, Pages 327/346 Sr. No. 9621 in the office of Sub Registrar, Agra executed by Radhika Infrasy Pvt.; Ltd through its director Smt. Poonam Lahoti W/o Sachin Lahoti in favour of Radhika Buildtech Pvt.; Ltd through its director Mahesh Chand Agarwal S/o Sh. Dwarika Prasad Agarwal regarding Land of Khasra No. 258 admeasuring 1002.38 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
 - 10- Copy of Sale Deed dated 26-10-2013 registered on same day in Bahi No: I, Zild No: 10168, Pages 333/478 Sr. No. 13223 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Krishna Kumar S/o Sh. Atar Singh Yadav regarding Land of Khasra No. 258 admeasuring 4000 Sq. Mtrs. situated at Mauza-Dehtora, Tehsil & Distt. Agra.
 - 11- Original & Photocopy of Sale Deed dated 26-05-2016 registered on same day in Bahi No: I, Zild No: 12302, Pages 151/182 Sr. No. 5051 in the office of Sub Registrar, Agra executed by Krishna Kumar S/o Sh. Atar Singh Yadav. in favour of Radhey Shyam Indfra Developers Pvt. Ltd. regarding Land of Khasra No. 258 admeasuring 4000 Sq. Mtrs. situated at Mauza-Dehtora, Tehsil & Distt. Agra.
 - 12- Original & Photocopy of Sale Deed dated 21-10-2021 registered on 22-10-2021 in Bahi No: I, Zild No: 15636, Pages 347/366 Sr. No. 9622 in the office of Sub Registrar, Agra executed by Radhey Shyam Infra Developers Pvt. Ltd through its director Smt. Poonam Lahoti W/o Sachin Lahoti in favour of Radhika Buildtech Pvt.; Ltd through its director Mahesh Chand Agarwal S/o Sh. Dwarika Prasad Agarwal regarding Land of Khasra No. 258 admeasuring 3000 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
 - 13- Original & Photocopy of Sale Deed dated 22-10-1990 registered on 06-11-1990 in Bahi No: I, Zild No: 170, Pages 127/142 Sr. No. 7023 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd in favour of Surendra Kapoor S/o Sh. C.L. Kapoor regarding Plot No. C-32 area 183.94 Sq. Mtrs., Part of Khasra No. 258 situated at Mauza-Dehtora, (Kamal Vihar) Tehsil & Distt. Agra.
 - 14- Original & Photocopy of Sale Deed dated 30-04-2012 registered on same day in Bahi No: I, Zild No: 8711, Pages 269/296 Sr. No. 6260 in the office of Sub Registrar, Agra executed by Surendra Kapoor S/o Sh. C.L. Kapoor in favour of Radhika Buildtech Pvt.; Ltd regarding Plot No. C-32 area 183.94 Sq. Mtrs., Part of Khasra No. 258 situated at Mauza-Dehtora, (Kamal Vihar) Tehsil & Distt. Agra.
 - 15- Original & Photocopy of Sale deed dated 27-03-1991 registered on same day in Bahi No: 1, Zild No: 26, Pages 73/84 Sr. No. 2495 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Salegram S/o Sh. Randhir Singh regarding Plot No. C-29 Land of Khasra No. 258 admeasuring 167.41 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
 - 16- Original & Photocopy of Sale deed dated 14-09-2011 registered on same day in Bahi No: 1, Zild No: 8083, Pages 367/398 Sr. No. 10432 in the office of Sub Registrar, Agra executed by Salegram S/o Sh. Randhir Singh in favour of Radhika Buildtech Pvt. Ltd regarding Plot No. C-29 Land of Khasra No. 258 admeasuring 167.41 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
 - 17- Original & Photocopy of Sale Deed dated 03-06-1991 registered on 05-06-1991 in Bahi No: I, Zild No: 317, Pages 47/60 Sr. No. 5107 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd in favour of Kunwar Pal S/o Sh. Ran Narayan regarding Plot No. C-6 area 196.90 Sq. Mtrs., Part of Khasra No. 258 situated at Mauza-Dehtora, (Kamal Vihar) Tehsil & Distt. Agra.
 - 18- Original & Photocopy of Sale Deed dated 06-01-2012 registered on same day in Bahi No: I, Zild No: 8359, Pages 87/114 Sr. No. 158 in the office of Sub Registrar, Agra executed by

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- Kunwar Pal S/o Sh. Ran Narayan in favour of Radhika Buildtech Pvt. Ltd regarding Plot No. C-6 area 196.90 Sq. Mtrs., Part of Khasra No. 258 situated at Mauza-Dehtora, (Kamal Vihar) Tehsil & Distt. Agra.
- 19- Original & Photocopy of Sale deed dated 28-10-1999 registered on same day in Bahi No: 1, Zild No: 2650, Pages 115/130 Sr. No. 4413 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Sh. Amit Kumar Saxena S/o Vinod Kumar Saxena regarding Plot No. B-37 Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra
 - 20- Original & Photocopy of Sale deed dated 14-09-2011 registered on same day in Bahi No: 1, Zild No: 8083, Pages 145/166 Sr. No. 10421 in the office of Sub Registrar, Agra executed by Sh. Amit Kumar Saxena S/o Vinod Kumar Saxena in favour of Radhika Buildtech Pvt. Ltd regarding Plot No. B-37 Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
 - 21- Original & Photocopy of Sale deed dated 30-03-1991 registered on 02-04-1991 in Bahi No: 1, Zild No: 265, Pages 71/84 Sr. No. 2606 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Sh. Virendra Kumar Gupta a/s/o Sh. Deep Chand Gupta regarding Plot No. B-36 Land of Khasra No. 258 admeasuring 150 Sq. Yard. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
 - 22- Original & Photocopy of Sale deed dated 08-09-2011 registered on same day in Bahi No: 1, Zild No: 8066, Pages 357/378 Sr. No. 10146 in the office of Sub Registrar, Agra executed by Sh. Virendra Kumar Gupta a/s/o Sh. Deep Chand Gupta in favour of Radhika Buildtech Pvt. Ltd. regarding Plot No. B-36 Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
 - 23- Original & Photocopy of Sale deed dated 10-10-1990 registered on same day in Bahi No: 1, Zild No: 152, Pages 87/100 Sr. No. 6311 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Smt. Sitaram Son W/o Sh. Yad Ram regarding Plot No. B-33 Land of Khasra No. 258 admeasuring 150 Sq. Yard. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra
 - 24- Original & Photocopy of Sale deed dated 28-12-2005 registered on same day in Bahi No: 1, Zild No: 4644, Pages 53/68 Sr. No. 7914 in the office of Sub Registrar, Agra executed by Smt. Sitaram Son W/o Sh. Yad Ram in favour of Sh. Mahesh Baghel S/o Sh. Chhiddu Singh Baghel regarding Plot No. B-33 Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra
 - 25- Original & Photocopy of Sale deed dated 08-09-2011 registered on same day in Bahi No: 1, Zild No: 8066, Pages 333/356 Sr. No. 10145 in the office of Sub Registrar, Agra executed by Sh. Mahesh Baghel S/o Sh. Chhiddu Singh Baghel in favour of Radhika Buildtech Pvt. Ltd. regarding Plot No. B-33 Land of Khasra No. 258 admeasuring 125.55 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
 - 26- Original & Photocopy of Sale deed dated 11-02-1990 registered on same day in Bahi No: 1, Zild No: 198, Pages 25/38 Sr. No. 8176 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Sh. K.K. Nagar S/o Sh. Mohan Lal regarding Plot No. B-32 Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra
 - 27- Original & Photocopy of Original & Photocopy of Sale deed dated 16-09-2011 registered on same day in Bahi No: 1, Zild No: 8087, Pages 361/392 Sr. No. 10504 in the office of Sub Registrar, Agra executed by Sh. K.K. Nagar S/o Sh. Mohan Lal in favour of Radhika Buildtech Pvt. Ltd regarding Plot No. B-32 Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
 - 28- Original & Photocopy of Sale deed dated 03-06-1991 registered on 13-06-1991 in Bahi No: 1, Zild No: 325, Pages 311/324 Sr. No. 5539 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Sh. Ram Chandra S/o Sh. Banshi Lal regarding Plot No. B-29 Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Mauza-Dehtora, (Kamal Vihar) Tehsil & Distt. Agra.
 - 29- Copy of Death certificate Sh. Ram Chandra dated 30-05-2001.
 - 30- Copy of Legal Heirs certificate issued by District Magistrate Gautambuddha Nagar.
 - 31- Original & Photocopy of Sale deed dated 23-04-2012 registered on same day in Bahi No: 1, Zild No: 8690, Pages 391/410 Sr. No. 5894 in the office of Sub Registrar, Agra executed by Smt. Rajwati W/o Late Sh. Sh. Ram Chandra Sh. Rajendra Kumar & Sh. Ravindra Kumar & Ratindra Kumar Ss/o Late Sh. Ram Chandra in favour of Radhika Buildtech Pvt. Ltd regarding

- Plot No. B-29 Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Mauza-Dehtora, (Kamal Vihar) Tehsil & Distt. Agra.
- 32- Original & Photocopy of Sale Deed dated 30-04-1992 registered on 02-05-1992 in Bahi No: I, Zild No: 514, Pages 289/302 Sr. No. 3465 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Satya Pal S/o Sh. mehar Chand regarding Land of Khasra No. 258 admeasuring 205.55 Sq. Mtrs. situated at Plot No. B-27 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra
 - 33- Original & Photocopy of Sale Deed dated 30-04-1992 registered on 02-05-1992 in Bahi No: I, Zild No: 514, Pages 303/316 Sr. No. 3466 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Smt. Ved Kumari W/o Sh. Satya Pal regarding Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Plot No. B-28 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra
 - 34- Original & Photocopy of Sale Deed dated 30-04-2012 registered on same day in Bahi No: I, Zild No: 8711, Pages 97/142 Sr. No. 6245 in the office of Sub Registrar, Agra executed by Ashok Kumar, Ajit Kumar S/o Late Satya Pal & Smt. Sumanlata D/o Late Satya Pal (legal heirs of Late Sh. Satya Pal S/o Sh. mehar Chand & Ved Kumar W/o Late Sh. Satya Pal) in favour of Radhika Buildtech Pvt. Ltd. regarding Land of Khasra No. 258 admeasuring 297.27 Sq. Mtrs. situated at Plot No. B-27, B-28 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
 - 35- Original & Photocopy of Sale Deed dated 16-01-1991 registered on 17-01-1991 in Bahi No: I, Zild No: 217, Pages 63/76 Sr. No. 502 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Smt. Ehsan Begam W/o Sh. Sharafat Ali regarding Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Plot No. B-25 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
 - 36- Original & Photocopy of Sale Deed dated 19-09-2011 registered on same day in Bahi No: I, Zild No: 8090, Pages 35/56 Sr. No. 10542 in the office of Sub Registrar, Agra executed by Smt. Ehsan Begam W/o Sh. Sharafat Ali in favour of Radhika Buildtech Pvt. Ltd. regarding Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Plot No. B-25 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra
 - 37- Original & Photocopy of Sale Deed dated 16-01-1991 registered on 17-01-1991 in Bahi No: I, Zild No: 217, Pages 33/46 Sr. No. 500 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Sh. Sharafat Ali S/o Sh. Shaikat Ali regarding Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Plot No. B-24 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
 - 38- Original & Photocopy of Sale Deed dated 19-09-2011 registered on same day in Bahi No: I, Zild No: 8090, Pages 57/78 Sr. No. 10543 in the office of Sub Registrar, Agra executed by Sh. Sharafat Ali S/o Sh. Shaikat Ali in favour of Radhika Buildtech Pvt. Ltd. regarding Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Plot No. B-24 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra
 - 39- Original & Photocopy of Sale Deed dated 22-03-1991 registered on same day in Bahi No: I, Zild No: 257, Pages 361/374 Sr. No. 2307 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Dr. M. Harun S/o Sh. Saleem regarding Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Plot No. B-22 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
 - 40- Original & Photocopy of Sale Deed dated 19-09-2011 registered on same day in Bahi No: I, Zild No: 8091, Pages 215/244 Sr. No. 10567 in the office of Sub Registrar, Agra executed by Dr. M. Harun S/o Sh. Saleem in favour of Radhika Buildtech Pvt. Ltd. regarding Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Plot No. B-22 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra
 - 41- Original & Photocopy of Sale Deed dated 27-03-1991 registered on same day in Bahi No: I, Zild No: 262, Pages 61/72 Sr. No. 2494 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Smt. Usha Sharma W/o Sh. Babu Ram Sharma regarding Land of Khasra No. 258 admeasuring 104.51 Sq. Mtrs. situated at Plot No. A-47 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
 - 42- Original & Photocopy of Sale Deed dated 06-01-2012 registered on same day in Bahi No: I, Zild No: 8359, Pages 63/86 Sr. No. 157 in the office of Sub Registrar, Agra executed by Smt. Usha Sharma W/o Sh. Babu Ram Sharma in favour of Radhika Buildtech Pvt. Ltd. regarding Land of Khasra No. 258 admeasuring 104.51 Sq. Mtrs. situated at Plot No. A-47 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Handwritten signature and stamp.

- 43- Original & Photocopy of Sale Deed dated 30-04-1992 registered on 02-05-1992 in Bahi No: I, Zild No:514, Pages 279/288 Sr. No. 3464 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Ajit Kumar S/o Sh. Satya Pal regarding Land of Khasra No. 258 admeasuring 83.61 Sq. Mtrs. situated at Plot No. A-36 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
- 44- Original & Photocopy of Sale Deed dated 30-04-2012 registered on same day in Bahi No: I, Zild No: 8711, Pages 61/80 Sr. No. 6252 in the office of Sub Registrar, Agra executed by Ajit Kumar S/o Sh. Satya Pal in favour of Radhika Buildtech Pvt. Ltd. regarding Land of Khasra No. 258 admeasuring 83.61 Sq. Mtrs. situated at Plot No. A-36 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
- 45- Original & Photocopy of Sale Deed dated 16-04-1991 registered on 18-04-1991 in Bahi No: I, Zild No:280, Pages 79/96 Sr. No. 3309 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Smt. Vidhya Devi Sharma W/o Sh. Om Prakash Sharma regarding Land of Khasra No. 258 admeasuring 104.51 Sq. Mtrs. situated at Plot No. A-25 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
- 46- Original & Photocopy of Power of attorney dated 09-04-2007 registered on same day in Bahi No. 4 Zild No. 373 Pages 317/328 Sr. No 282 in the office of S.R. Agra executed by Smt. Vidhya Devi Sharma W/o Sh. Om Prakash Sharma in favour of Sh. Prem Pal Singh S/o Sh. Bachhu Singh regarding Land of Khasra No. 258 admeasuring 104.51 Sq. Mtrs. situated at Plot No. A-25 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
- 47- Original & Photocopy of Sale Deed dated 14-12-2011 registered on same day in Bahi No: I, Zild No: 8297, Pages 117/148 Sr. No. 13888 in the office of Sub Registrar, Agra executed by Sh. Prem Pal Singh S/o Sh. Bachhu Singh as power of attorney holder of Smt. Vidhya Devi Sharma W/o Sh. Om Prakash Sharma in favour of Radhika Buildtech Pvt. Ltd. regarding Land of Khasra No. 258 admeasuring 104.51 Sq. Mtrs. situated at Plot No. A-25 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
- 48- Original & Photocopy of Sale deed dated 15-03-1994 registered on same day in Bahi No: I, Zild No: 1530, Pages 119/136 Sr. No. 1334 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Shanti Devi W/o Sh. Rameshwar Dayal regarding Land of Khasra No. 258 admeasuring 83.61 Sq. Mtrs. situated at Plot No. A-18 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra
- 49- Original & Photocopy of Sale deed dated 15-03-1994 registered on same day in Bahi No: I, Zild No: 1530, Pages 103/118 Sr. No. 1333 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Sh. Rajesh Kumar S/o Sh. Rameshwar Dayal regarding Land of Khasra No. 258 admeasuring 83.61 Sq. Mtrs. situated at Plot No. A-19 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra
- 50- Original & Photocopy of Power of attorney dated 01-12-2006 registered on 02-12-2006 in Bahi No: 4, Zild No: 860, Pages 161/170 Sr. No. 161 in the office of Sub Registrar, Agra executed by Shanti Devi W/o Sh. Rameshwar Dayal & Sh. Rajesh Kumar S/o Sh. Rameshwar Dayal in favour of Mangi Lal S/o Sh. Dwarika Prasad regarding Plot No. A-18, A-19 Land of Khasra No. 258 admeasuring 167.22 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
- 51- Original & Photocopy of Sale deed dated 27-08-2011 registered on same day in Bahi No: I, Zild No: 8031, Pages 265/296 Sr. No. 9594 in the office of Sub Registrar, Agra executed by Mangi Lal S/o Sh. Dwarika Prasad as power of attorney holder of Shanti Devi W/o Sh. Rameshwar Dayal & Sh. Rajesh Kumar S/o Sh. Rameshwar Dayal in favour of Radhika Buildtech Pvt. Ltd. regarding Plot No. A-18, A-19 Land of Khasra No. 258 admeasuring 167.22 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.
- 52- Copy of Khatoni 1425-1430F Khasra No. 258M. Muaza Dehtora, Tehsil & Distt. Agra
- 53- Copy of Approved Layout.
- 54- Copy of Board Resolution dated 22-11-2021.
- 55- Copy of Search certificate.
- 56- Copy of F.I.R. regarding the lost of original sale deed dated 26-10-2013 Doc. No. 13223
- 57- Copy of Daily News Paper Hisdustan & Amar Ujala Dated 04-12-2021 regarding the publication of lost of sale deed.

3. Details/ Description of the property/ies:

Residential Colony known as "DWARIKA GALAXY" developed / to be developed on a land part of Khasra Nos. 258 admeasuring 14267.36 Sq. Mtrs. situated at Mauza-Dehtora, Tehsil & Distt. Agra bounded as per valuer.

4. Brief history of the Property and how the owner /Mortgagor has derived the title:

That from the inspection of record and perusal of khatoni 1425-1430F. it is found that **Kamal Kunj Sahkari Awas Samiti Ltd.**, was recorded co-bhumidhar with transferrable rights over the land of Khasra No. 258/1.9980 Hact. situated at Muaza- Dehtora, Tehsil & Distt.Agra. Aforesaid Samiti Purchased said land then their recorded vide two sale deeds as follows :-

1. Sale Deed dated 24-07-1989 registered on 22-09-1990 in Bahi No: I, Zild No: 441, Pages 109/114 Sr. No. 14217 in the office of Sub Registrar, Agra executed by **Tika ram S/o Sh. Khunni Ram** in favour of **Kamal Kunj Sahkari Awas Samiti Ltd.** regarding Land of Khasra No. 258 admeasuring 4-6-13 situated at Mauza-Dehtora, Tehsil & Distt. Agra
2. Sale Deed dated 24-07-1989 registered on 22-09-1990 in Bahi No: I, Zild No: 441, Pages 115/120 Sr. No. 14218 in the office of Sub Registrar, Agra executed by **Ram Kiladi S/o Sh. Khunni Ram** in favour of **Kamal Kunj Sahkari Awas Samiti Ltd.** regarding Land of Khasra No. 258 admeasuring 4-6-13 situated at Mauza-Dehtora, Tehsil & Distt. Agra.

Thereafter aforesaid **Kamal Kunj Sahkari Awas Samiti Ltd** divided the land so purchased in several plots and also transfered and sold land area 14313.855 Sq. Mtrs. in favour of **Radhika Buildtech Pvt.; Ltd.**, vide following sale deeds :-

Sale Deed dated 07-11-2012 registered on same day in Bahi No: I, Zild No: 9234, Pages 127/176 Sr. No. 15088 in the office of Sub Registrar, Agra executed by **Kamal Kunj Sahkari Awas Samiti Ltd.** in favour of **Radhika Buildtech Pvt.; Ltd** regarding Land of Khasra No. 258 admeasuring 1504.98 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra

Sale Deed dated 07-11-2012 registered on same day in Bahi No: I, Zild No: 9234, Pages 177/230 Sr. No. 15089 in the office of Sub Registrar, Agra executed by **Kamal Kunj Sahkari Awas Samiti Ltd.** in favour of **Radhika Buildtech Pvt.; Ltd** regarding Land of Khasra No. 258 admeasuring 1839.42 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra

Sale Deed dated 22-12-2012 registered on same day in Bahi No: I, Zild No: 9332, Pages 203/342 Sr. No. 16755 in the office of Sub Registrar, Agra executed by **Kamal Kunj Sahkari Awas Samiti Ltd.** in favour of **Radhika Buildtech Pvt.; Ltd** regarding Land of Khasra No. 258 admeasuring 3650 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra

Sale Deed dated 07-11-2012 registered on same day in Bahi No: I, Zild No: 9234, Pages 61/94 Sr. No. 15086 in the office of Sub Registrar, Agra executed by **Kamal Kunj Sahkari Awas Samiti Ltd.** in favour of **Radhika Infrasy Pvt.; Ltd** regarding Land of Khasra No. 258 admeasuring 969.875 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Sale Deed dated 21-10-2021 registered on 22-10-2021 in Bahi No: I, Zild No: 15636, Pages 367/386 Sr. No. 9623 in the office of Sub Registrar, Agra executed by **Radhika Infrasy Pvt.; Ltd** through its director Smt. Poonam Lahoti W/o Sachin Lahoti in favour of **Radhika Buildtech Pvt.; Ltd** through its director Mahesh Chand Agarwal S/o Sh. Dwarika Prasad Agarwal regarding Land of Khasra No. 258 admeasuring 969.875 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Sale Deed dated 07-11-2012 registered on same day in Bahi No: I, Zild No: 9234, Pages 95/126 Sr. No. 15087 in the office of Sub Registrar, Agra executed by **Kamal Kunj Sahkari Awas Samiti Ltd.** in favour of **Radhika Infrasy Pvt.; Ltd** regarding Land of Khasra No. 258 admeasuring 1002.38 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Sale Deed dated 21-10-2021 registered on 22-10-2021 in Bahi No: I, Zild No: 15636, Pages 327/346 Sr. No. 9621 in the office of Sub Registrar, Agra executed by **Radhika Infrasy Pvt.; Ltd** through its director Smt. Poonam Lahoti W/o Sachin Lahoti in favour of **Radhika Buildtech Pvt.; Ltd** through its director Mahesh Chand Agarwal S/o Sh. Dwarika Prasad Agarwal regarding Land of Khasra No. 258 admeasuring 1002.38 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Sale Deed dated 26-10-2013 registered on same day in Bahi No: I, Zild No: 10168, Pages 333/478 Sr. No. 13223 in the office of Sub Registrar, Agra executed by **Kamal Kunj Sahkari Awas Samiti Ltd.** in favour of **Krishna Kumar S/o Sh. Atar Singh Yadav** regarding Land of Khasra No. 258 admeasuring 4000 Sq. Mtrs. situated at Mauza-Dehtora, Tehsil & Distt. Agra

Sale Deed dated 26-05-2016 registered on same day in Bahi No: I, Zild No: 12302, Pages 151/182 Sr. No. 5051 in the office of Sub Registrar, Agra executed by **Krishna Kumar S/o Sh. Atar**

Singh Yadav. in favour of Radhey Shyam Indfra Developers Pvt. Ltd. regarding Land of Khasra No. 258 admeasuring 4000 Sq. Mtrs. situated at Mauza-Dehtora, Tehsil & Distt. Agra

Sale Deed dated 21-10-2021 registered on 22-10-2021 in Bahi No: 1, Zild No: 15636, Pages 347/366 Sr. No. 9622 in the office of Sub Registrar, Agra executed by Radhey Shyam Infra Developers Pvt. Ltd through its director Smt. Poonam Lahoti W/o Sachin Lahoti in favour of **Radhika Buildtech Pvt.; Ltd** through its director Mahesh Chand Agarwal S/o Sh. Dwarika Prasad Agarwal regarding Land of Khasra No. 258 admeasuring 3000 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Sale Deed dated 22-10-1990 registered on 06-11-1990 in Bahi No: 1, Zild No: 170, Pages 127/142 Sr. No. 7023 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd in favour of Surendra Kapoor S/o Sh. C.L. Kapoor regarding Plot No. C-32 area 183.94 Sq. Mtrs., Part of Khasra No. 258 situated at Mauza-Dehtora, (Kamal Vihar) Tehsil & Distt. Agra.

Sale Deed dated 30-04-2012 registered on same day in Bahi No: 1, Zild No: 8711, Pages 269/296 Sr. No. 6260 in the office of Sub Registrar, Agra executed by Surendra Kapoor S/o Sh. C.L. Kapoor in favour of **Radhika Buildtech Pvt.; Ltd** regarding Plot No. C-32 area 183.94 Sq. Mtrs., Part of Khasra No. 258 situated at Mauza-Dehtora, (Kamal Vihar) Tehsil & Distt. Agra.

Sale deed dated 27-03-1991 registered on same day in Bahi No: 1, Zild No: 26, Pages 73/84 Sr. No. 2495 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Salegram S/o Sh. Randhir Singh regarding Plot No. C-29 Land of Khasra No. 258 admeasuring 167.41 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Sale deed dated 14-09-2011 registered on same day in Bahi No: 1, Zild No: 8083, Pages 367/398 Sr. No. 10432 in the office of Sub Registrar, Agra executed by Salegram S/o Sh. Randhir Singh in favour of **Radhika Buildtech Pvt. Ltd** regarding Plot No. C-29 Land of Khasra No. 258 admeasuring 167.41 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Sale Deed dated 03-06-1991 registered on 05-06-1991 in Bahi No: 1, Zild No: 317, Pages 47/60 Sr. No. 5107 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd in favour of Kunwar Pal S/o Sh. Ran Narayan regarding Plot No. C-6 area 196.90 Sq. Mtrs., Part of Khasra No. 258 situated at Mauza-Dehtora, (Kamal Vihar) Tehsil & Distt. Agra.

Sale Deed dated 06-01-2012 registered on same day in Bahi No: 1, Zild No: 8359, Pages 87/114 Sr. No. 158 in the office of Sub Registrar, Agra executed by Kunwar Pal S/o Sh. Ran Narayan in favour of **Radhika Buildtech Pvt. Ltd** regarding Plot No. C-6 area 196.90 Sq. Mtrs., Part of Khasra No. 258 situated at Mauza-Dehtora, (Kamal Vihar) Tehsil & Distt. Agra.

sale deed dated 28-10-1999 registered on same day in Bahi No: 1, Zild No: 2650, Pages 115/130 Sr. No. 4413 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Sh. Amit Kumar Saxena S/o Vinod Kumar Saxena regarding Plot No. B-37 Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra

sale deed dated 14-09-2011 registered on same day in Bahi No: 1, Zild No: 8083, Pages 145/166 Sr. No. 10421 in the office of Sub Registrar, Agra executed by Sh. Amit Kumar Saxena S/o Vinod Kumar Saxena in favour o of **Radhika Buildtech Pvt. Ltd** regarding Plot No. B-37 Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Sale deed dated 30-03-1991 registered on 02-04-1991 in Bahi No: 1, Zild No: 265, Pages 71/84 Sr. No. 2606 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Sh. Virendra Kumar Gupta aS/o Sh. Deep Chand Gupta regarding Plot No. B-36 Land of Khasra No. 258 admeasuring 150 Sq. Yard. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Sale deed dated 08-09-2011 registered on same day in Bahi No: 1, Zild No: 8066, Pages 357/378 Sr. No. 10146 in the office of Sub Registrar, Agra executed by Sh. Virendra Kumar Gupta aS/o Sh. Deep Chand Gupta in favour of **Radhika Buildtech Pvt. Ltd.** regarding Plot No. B-36 Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Sale deed dated 10-10-1990 registered on same day in Bahi No: 1, Zild No: 152, Pages 87/100 Sr. No. 6311 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Smt. Sitaram Son W/o Sh. Yad Ram regarding Plot No. B-33 Land of Khasra No. 258 admeasuring 150 Sq. Yard. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra

Sale deed dated 28-12-2005 registered on same day in Bahi No: 1, Zild No: 4644, Pages 53/68 Sr. No. 7914 in the office of Sub Registrar, Agra executed by Smt. Sitaram Son W/o Sh. Yad

Ram in favour of Sh. Mahesh Baghel S/o Sh. Chhiddu Singh Baghel regarding Plot No. B-33 Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra

Sale deed dated 08-09-2011 registered on same day in Bahi No: 1, Zild No: 8066, Pages 333/356 Sr. No. 10145 in the office of Sub Registrar, Agra executed by Sh. Mahesh Baghel S/o Sh. Chhiddu Singh Baghel in favour of **Radhika Buildtech Pvt. Ltd.** regarding Plot No. B-33 Land of Khasra No. 258 admeasuring 125.55 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Sale deed dated 11-02-1990 registered on same day in Bahi No: 1, Zild No: 198, Pages 25/38 Sr. No. 8176 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Sh. K.K. Nagar S/o Sh. Mohan Lal regarding Plot No. B-32 Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra

Sale deed dated 16-09-2011 registered on same day in Bahi No: 1, Zild No: 8087, Pages 361/392 Sr. No. 10504 in the office of Sub Registrar, Agra executed by Sh. K.K. Nagar S/o Sh. Mohan Lal in favour of **Radhika Buildtech Pvt. Ltd.** regarding Plot No. B-32 Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Sale deed dated 03-06-1991 registered on 13-06-1991 in Bahi No: 1, Zild No: 325, Pages 311/324 Sr. No. 5539 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Sh. Ram Chandra S/o Sh. Banshi Lal regarding Plot No. B-29 Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Mauza-Dehtora, (Kamal Vihar) Tehsil & Distt. Agra.

Sale deed dated 23-04-2012 registered on same day in Bahi No: 1, Zild No: 8690, Pages 391/410 Sr. No. 5894 in the office of Sub Registrar, Agra executed by Smt. Rajwati W/o Late Sh. Ram Chandra Sh. Rajendra Kumar & Sh. Ravindra Kumar & Ratindra Kumar Ss/o Late Sh. Ram Chandra (as legal heirs of Late Sh. Ram Chandra) in favour of **Radhika Buildtech Pvt. Ltd.** regarding Plot No. B-29 Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Mauza-Dehtora, (Kamal Vihar) Tehsil & Distt. Agra.

Sale Deed dated 30-04-1992 registered on 02-05-1992 in Bahi No: 1, Zild No: 514, Pages 289/302 Sr. No. 3465 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Satya Pal S/o Sh. mehar Chand regarding Land of Khasra No. 258 admeasuring 205.55 Sq. Mtrs. situated at Plot No. B-27 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra

Sale Deed dated 30-04-1992 registered on 02-05-1992 in Bahi No: 1, Zild No: 514, Pages 303/316 Sr. No. 3466 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Smt. Ved Kumari W/o Sh. Satya Pal regarding Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Plot No. B-28 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra

Sale Deed dated 30-04-2012 registered on same day in Bahi No: 1, Zild No: 8711, Pages 97/142 Sr. No. 6245 in the office of Sub Registrar, Agra executed by Ashok Kumar, Ajit Kumar S/o Late Satya Pal & Smt. Sumanlata D/o Late Satya Pal (legal heirs of Late Sh. Satya Pal S/o Sh. Mehar Chand & Ved Kumari W/o Late Sh. Satya Pal) in favour of **Radhika Buildtech Pvt. Ltd.** regarding Land of Khasra No. 258 admeasuring 297.27 Sq. Mtrs. situated at Plot No. B-27, B-28 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Sale Deed dated 16-01-1991 registered on 17-01-1991 in Bahi No: 1, Zild No: 217, Pages 63/76 Sr. No. 502 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Smt. Ehsan Begam W/o Sh. Sharafat Ali regarding Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Plot No. B-25 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Sale Deed dated 19-09-2011 registered on same day in Bahi No: 1, Zild No: 8090, Pages 35/56 Sr. No. 10542 in the office of Sub Registrar, Agra executed by Smt. Ehsan Begam W/o Sh. Sharafat Ali in favour of **Radhika Buildtech Pvt. Ltd.** regarding Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Plot No. B-25 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra

Sale Deed dated 16-01-1991 registered on 17-01-1991 in Bahi No: 1, Zild No: 217, Pages 33/46 Sr. No. 500 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Sh. Sharafat Ali S/o Sh. Shaukat Ali regarding Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Plot No. B-24 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

333/356
8066
10145
333/392
8087
10504
311/324
5539
23-04-2012
391/410
5894
30-04-1992
289/302
3465
30-04-1992
303/316
3466
30-04-2012
97/142
6245
16-01-1991
63/76
502
19-09-2011
35/56
10542
16-01-1991
33/46
500

Sale Deed dated 19-09-2011 registered on same day in Bahi No: I, Zild No: 8090, Pages 57/78 Sr. No. 10543 in the office of Sub Registrar, Agra executed by Sh. Sharafat Ali S/o Sh. Shaukat Ali in favour of **Radhika Buildtech Pvt. Ltd.** regarding Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Plot No. B-24 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra

Sale Deed dated 22-03-1991 registered on same day in Bahi No: I, Zild No:257, Pages 361/374 Sr. No. 2307 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Dr. M. Harun S/o Sh. Saleem regarding Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Plot No. B-22 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Sale Deed dated 19-09-2011 registered on same day in Bahi No: I, Zild No: 8091, Pages 215/244 Sr. No. 10567 in the office of Sub Registrar, Agra executed by Dr. M. Harun S/o Sh. Saleem in favour of **Radhika Buildtech Pvt. Ltd.** regarding Land of Khasra No. 258 admeasuring 125.41 Sq. Mtrs. situated at Plot No. B-22 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra

Sale Deed dated 27-03-1991 registered on same day in Bahi No: I, Zild No:262, Pages 61/72 Sr. No. 2494 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Smt. Usha Sharma W/o Sh. Babu Ram Sharma regarding Land of Khasra No. 258 admeasuring 104.51 Sq. Mtrs. situated at Plot No. A-47 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Sale Deed dated 06-01-2012 registered on same day in Bahi No: I, Zild No: 8359, Pages 63/86 Sr. No. 157 in the office of Sub Registrar, Agra executed by Smt. Usha Sharma W/o Sh. Babu Ram Sharma in favour of **Radhika Buildtech Pvt. Ltd.** regarding Land of Khasra No. 258 admeasuring 104.51 Sq. Mtrs. situated at Plot No. A-47 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Sale Deed dated 30-04-1992 registered on 02-05-1992 in Bahi No: I, Zild No:514, Pages 279/288 Sr. No. 3464 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Ajit Kumar S/o Sh. Satya Pal regarding Land of Khasra No. 258 admeasuring 83.61 Sq. Mtrs. situated at Plot No. A-36 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Sale Deed dated 30-04-2012 registered on same day in Bahi No: I, Zild No: 8711, Pages 61/80 Sr. No. 6252 in the office of Sub Registrar, Agra executed by Ajit Kumar S/o Sh. Satya Pal in favour of **Radhika Buildtech Pvt. Ltd.** regarding Land of Khasra No. 258 admeasuring 83.61 Sq. Mtrs. situated at Plot No. A-36 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Sale Deed dated 16-04-1991 registered on 18-04-1991 in Bahi No: I, Zild No:280, Pages 79/96 Sr. No. 3309 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Smt. Vidhya Devi Sharma W/o Sh. Om Prakash Sharma regarding Land of Khasra No. 258 admeasuring 104.51 Sq. Mtrs. situated at Plot No. A-25 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Power of attorney dated 09-04-2007 registered on same day in Bahi No. 4 Zild No. 373 Pages 317/328 Sr. No. 282 in the office of S.R. Agra executed by Smt. Vidhya Devi Sharma W/o Sh. Om Prakash Sharma in favour of Sh. Prem Pal Singh S/o Sh. Bachhu Singh regarding Land of Khasra No. 258 admeasuring 104.51 Sq. Mtrs. situated at Plot No. A-25 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Sale Deed dated 14-12-2011 registered on same day in Bahi No: I, Zild No: 8297, Pages 117/148 Sr. No. 13888 in the office of Sub Registrar, Agra executed by Sh. Prem Pal Singh S/o Sh. Bachhu Singh as power of attorney holder of Smt. Vidhya Devi Sharma W/o Sh. Om Prakash Sharma in favour of **Radhika Buildtech Pvt. Ltd.** regarding Land of Khasra No. 258 admeasuring 104.51 Sq. Mtrs. situated at Plot No. A-25 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Sale deed dated 15-03-1994 registered on same day in Bahi No: I, Zild No: 1530, Pages 119/136 Sr. No. 1334 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Shanti Devi W/o Sh. Rameshwar Dayal regarding Land of Khasra No. 258 admeasuring 83.61 Sq. Mtrs. situated at Plot No. A-18 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra

Sale deed dated 15-03-1994 registered on same day in Bahi No: I, Zild No: 1530, Pages 103/118 Sr. No. 1333 in the office of Sub Registrar, Agra executed by Kamal Kunj Sahkari Awas Samiti Ltd. in favour of Sh. Rajesh Kumar S/o Sh. Rameshwar Dayal regarding Land of Khasra No. 258 admeasuring 83.61 Sq. Mtrs. situated at Plot No. A-19 situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra

Sanjay Kumar Jadon
(S) ADVOCATE

Power of attorney dated 01-12-2006 registered on 02-12-2006 in Bahi No: 4, Zild No: 860, Pages 161/170 Sr. No. 161 in the office of Sub Registrar, Agra executed by Shanti Devi W/o Sh. Rameshwar Dayal & Sh. Rajesh Kumar S/o Sh. Rameshwar Dayal in favour of Mangi Lal S/o Sh. Dwarika Prasad regarding Plot No. A-18, A-19 Land of Khasra No. 258 admeasuring 167.22 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

Sale deed dated 27-08-2011 registered on same day in Bahi No: 1, Zild No: 8031, Pages 265/296 Sr. No. 9594 in the office of Sub Registrar, Agra executed by Mangi Lal S/o Sh. Dwarika Prasad as power of attorney holder of Shanti Devi W/o Sh. Rameshwar Dayal & Sh. Rajesh Kumar S/o Sh. Rameshwar Dayal in favour of **Radhika Buildtech Pvt. Ltd.** regarding Plot No. A-18, A-19 Land of Khasra No. 258 admeasuring 167.22 Sq. Mtrs. situated at Mauza-Dehtora (Kamal Vihar) Tehsil & Distt. Agra.

That layout plan of colony sanctioned from ADA on 24-07-2021 vide file No. ADA/LD/20-21/1109 regarding the land area 14249.05 Sq. Mtrs. under the name & Style of **DWARIKA GALAXY** at Mauza Dehtora, Khasra No. 258 Tehsil & Distt. Agra.

Now Radhika Buildtech Pvt.; Ltd. having a registered office at 5, 1st Floor, Vashishtha Commercial complex, Bye Pass Road, Agra through its director Mahesh Chand Agarwal S/o Sh. Dwarika Prasad Agarwal, duly got authorized through board of resolution dated 22-11-2021 is the absolute owner of the property in question and competent to mortgage it. However physical verification of possession with measurements and present boundaries at the spot are required to be verified.

There are no prior mortgages /charges whatsoever as could be seen from the inspection and encumbrance certificates issued from S.R. Agra for the period from 16-11-2008 to 15-11-2021 pertaining to the immovable property/ies covered by the above said title deed.

THIS IS TO CERTIFY that Radhika Buildtech Pvt.; Ltd. having a registered office at 5, 1st Floor, Vashishtha Commercial complex, Bye Pass Road, Agra through its director Mahesh Chand Agarwal S/o Sh. Dwarika Prasad Agarwal, duly authorized through board of resolution dated 22-11-2021 are absolute owners of property relating to residential Colony known as "**DWARIKA GALAXY**" developed / to be developed on land part of Khasra Nos. 258 admeasuring 14267.37 Sq. Mtrs. situated at Mauza-Dehtora, Tehsil & Distt. Agra. The said property is free from all sorts of encumbrances, lien, charges, mortgages, etc. Radhika Buildtech Pvt.; Ltd., is having valid, *absolute, clear and marketable title* to the property and can create a valid mortgage.

Sanjay Kumar Jadoo
ADVOCATE

Signature of the Advocate who has
scrutinized the title deed/documents.

Place : Agra.

SEARCH CERTIFICATE

Application No. 652 of 20 21 Certificate No. 6135 of 20 21

Applicant राजेश कुमार having applied to me for certificate giving particulars of the Registered Acts and encumbrances, if any in respect of unencumbered property

[illegible]

(2) Property Details: *appt 24 Jan 250 A. 14248. 05 amf m?*

(3) Boundaries: East

West

North

South

(4) Situated At: Siliguda, Balakrishna, 987654

I hereby certify that a search has been made in the book I into the indexes regulating there to from 16/11/2008 to 31/12/2008 of acts and encumbrances effecting the said property and that each the following acts encumbrances appears.

No.	Description of Properties given in the Document	Date of Execution	Name & Value of her Document	Execute Claimant	Entry No.	Year
1	2	3	4	5	6	7

As Stated in Application and Present Available Record No encumbrances has been Found

I also certify that save be aforesaid acts and encumbrances
other acts and encumbrances affecting the said property have been found.

Search made certificate prepared by
search made/verified/and certified
signed by

Signature of
Registering
Officer, Agra,
Distt. Agra

NOTE:-

1. The act and encumbrances shown in the certify of those discovered with reference of the description of Properties furnished by the applicant if the name of properties have been described in the registered documents in manner different from the way which the applicant has described the transactions evidence by such documents was not included in certificate.
2. The requisite search has been made as carefully as possible by the officer but the department will not on result of the search in this certificates.
3. This certificate does not include such document if any which have been presented have not been registered and indexed up to date.

भुगतान पावती
उत्तर प्रदेश सरकार
निबन्धन कार्यालय - भुगतान पावती

आवेदन संख्या : 2202100203670
आवेदन तिथि : 17/11/2021
आवेदक का नाम :: Navin kulshrestha adv.
मोबाइल संख्या : 9411923298

भुगतान का विवरण

भुगतान विधि : ई भुगतान
पंजीकरण राशि : 100
भुगतान तिथि : 17/11/2021
भुगतान पावती संख्या : 202100203153
प्राप्तकर्ता अधिकारी का नाम : योगेन्द्र कुमार .
(प्राप्तकर्ता अधिकारी का हस्ताक्षर) (आवेदक का हस्ताक्षर)

कार्यालय उपनिबन्धक सदर द्वितीय आगरा जनपद आगरा

आवेदन संख्या :2202100203670

प्रमाण संख्या :22021002003118

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

श्री- Navin kulshrestha adv. पुत्र- GG KULSHRESTHA 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 - दहतोरा, वार्ड/परगना- दहतोरा, आवासीय- मैसर्स राधिका बिल्डटेक प्रा. लि. आफिस 5 प्रथम तल वशिष्ठ कॉम्प्लेक्स बाईपास रोड आगरा द्वारा डायरेक्टर महेश चन्द अग्रवाल पुत्र स्व.द्वारिका प्रसाद अग्रवाल, भूमि खसरा स 258 तादाद 14249.05 वर्गमी. बाके द्वारिका गैलेक्सी मौजा दहतोरा आगरा,

मे एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2010 से दिनांक 15/11/2021 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :18-11-2021

- नोट - 1. इस प्रमाण-पत्र के सम्बन्धित विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर तैयार किए 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 सम्बन्धित 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