



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: 01.04.2025

LEGAL OPINION/ENCUMBRANCE CERTIFICATE OF PROJECT

To,
M/s Dwarika Constructions (Partnership firm)
Shop No-9,Second Floor, Maruti Plaza, Block No-118/8,
Sanjay Place, Agra

Ref: LEGAL OPINION/ENCUMBRANCE CERTIFICATE OF PROJECT of "DWARIKA VATIKA AT "(ON PLOT NO-215,SARDARI LAL WADHWA NAGAR) MAUZA-CHAMROLI, TEHSIL & DISTRICT AGRA PROJECT LAND-OWNED BY M/S DWARIKA CONSTRUCTIONS (Partnership firm).

Document Perused (Photo Copy):

1. Copy of sale Deed dated 24.02.2024 document No.1654.
2. Copy of Link sale Deed dated 27.04.2012 document No.2496.
3. Copy of Link sale Deed dated 05.10.2023 document No.8035.
4. Copy of Link sale Deed dated 29.12.1989 document No.18323
5. Copy of Link sale Deed dated 29.12.1989 document No.12227.
6. Copy of Link sale Deed dated 29.12.1989 document No.16844.
7. Copy of Link sale Deed dated 29.12.1989 document No.8290.
8. Copy of Link sale Deed dated 29.12.1989 document No.8289.
9. Copy of Link sale Deed dated 29.12.1989 document No.8288.
10. Copy of Link sale Deed dated 29.12.1989 document No.8287
11. Copy of Link sale Deed dated 29.12.1989 document No.8286.
12. Copy of Link sale Deed dated 29.12.1989 document No.8285.
13. Copy of Partnership deed dated 30.05.2023.



14. Copy of Permission of Housing Board Commissioner dated 23.05.2007.
15. Copy of Permission of Housing Board Commissioner dated 23.05.2007.
16. Copy of Khatauni.
17. 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:

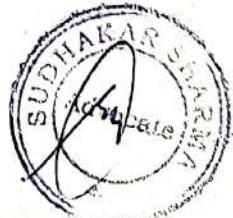
Descriptions of the Property(s) (Detailed):

1. That as per the record M/s Lucerne Constructions Pvt. Ltd. through its Directors Mr. Tarun Bansal S/o Late Shri Uttam Prakash Agarwal R/o 1, Prakash Enclave, Bye Pass Road, Agra sold the Land comprising of approx 10614.42 SQM in Mauza- Chamraoli, Tehsil & Distt. Agra in following Land:
Land Part of Khasra No.6, 7 & 8, admeasuring area 10614.42 SQM To M/s Dwarika Constructions (Partnership Firm) office Shop No-9, Second Floor, Maruti Plaza, Block No-118/8, Sanjay Place, Agra through its Partner Mr. Mahesh Chand Agarwal S/o Late Shri Dwarika Prasad Agarwal purchased though registered sale deed dated 24.02.2024 in book no. 1 Zild No- 12021 Page 117/136 document No. 1654 in the office of sub-registrar, Agra.
(As produced documents that M/s Dwarika Constructions (Partnership Firm) is Owner of the said project land admeasuring area 10614.42 SQM)

That M/s Lucerne Constructions Pvt. Ltd. through its Directors Mr. Tarun Bansal S/o Late Shri Uttam Prakash Agarwal R/o 1, Prakash Enclave, Bye Pass Road, Agra have purchased the entire land of Khasra No-6, 7 & 8 with land area 10614.42 SQM through following sale deeds :-

1. From The Nagrik Sehkari Avas Samiti Ltd. though its Secretary Mr. Raj Bihari Mishra S/o Late Shri Awadh Bihari Mishra vide Sale deed dated 27.04.2012 in Book No-1 Zild No-2305 Page 59/120 document No-2496.
2. From The Nagrik Sehkari Avas Samiti Ltd. though its Secretary Mr. Raj Bihari Mishra S/o Late Shri Awadh Bihari Mishra vide Sale deed dated 05.10.2023 in Book No-1 Zild No-6832 Page 271/356 document No-8035.

And that The Nagrik Sehkari Avas Samiti Ltd. though its Secretary have purchased the said land through following sale deeds :-

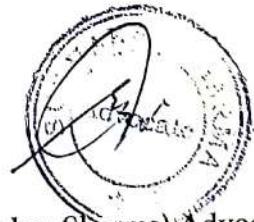


1. From Mr. Zahir Khan vide sale deed dated 29.12.1989 in Book No-1 Zild No-3865 Page 396/397 document No-18323.
2. From Phool Singh vide sale deed dated 29.12.1989 in Book No-1 Zild No-3934 Page 75/77 document No-12227.
3. From Ram Prakash Rawat vide sale deed dated 29.12.1989 in Book No-1 Zild No-3963 Page 191/193 document No-16844.
4. From Mr. Jalil Ahmad vide sale deed dated 29.12.1989 in Book No-1 Zild No-3875 Page 166/168 document No-8290
5. From Mr. Jalil Ahmad vide sale deed dated 29.12.1989 in Book No-1 Zild No-3875 Page 163/165 document No-8289
6. From Mr. Khalil Ahmad vide sale deed dated 29.12.1989 in Book No-1 Zild No-3875 Page 161/162 document No-8288.
7. From Mr. Alauddin vide sale deed dated 29.12.1989 in Book No-1 Zild No-3875 Page 159/160 document No-8287
8. From Mr. Jaliluddin vide sale deed dated 29.12.1989 in Book No-1 Zild No-3875 Page 157/158 document No-8286
9. From Mr. Hamiduddin vide sale deed dated 29.12.1989 in Book No-1 Zild No-3867 Page 273/276 document No-8285.

After that The Nagrik Selikari Avas Samiti Ltd. mutated their name in revenue records since 1384 fasli as kliatauni 1426 to 1431 Year fasli

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 Dwarika Constructions.
4. Copy of MOA of M/s Lucerne Constructions Pvt. Ltd.
5. Copy of Resolution from M/s Lucerne Constructions Pvt. Ltd. regarding sale deed execution.



(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.2202500400309 dated 01.04.2025 issued from the office of the sub registrar, Agra.
2. Copy of sale Deed dated 24.02.2024 document No.1654.
3. Copy of Link sale Deed dated 27.04.2012 document No.2496.
4. Copy of Link sale Deed dated 05.10.2023 document No.8035.
5. Copy of Link sale Deed dated 29.12.1989 document No.18323
6. Copy of Link sale Deed dated 29.12.1989 document No.12227.
7. Copy of Link sale Deed dated 29.12.1989 document No.16844.
8. Copy of Link sale Deed dated 29.12.1989 document No.8290.
9. Copy of Link sale Deed dated 29.12.1989 document No.8289.
10. Copy of Link sale Deed dated 29.12.1989 document No.8288.
11. Copy of Link sale Deed dated 29.12.1989 document No.8287.
12. Copy of Link sale Deed dated 29.12.1989 document No.8286.
13. Copy of Link sale Deed dated 29.12.1989 document No.8285.
14. Copy of Partnership deed dated 30.05.2023.
15. Copy of Permission of Housing Board Commissioner dated 23.05.2007.
16. Copy of Permission of Housing Board Commissioner dated 23.05.2007.
17. Copy of Khatauni.
18. Copy of Layout Plan.
19. Copy of Approved Map.

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 Certificate of incorporation or Appointment of Director of the company 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 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 01.04.2025 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.



कार्यालय उपनिबंधक सदर चतुर्थ आगरा जनपद आगरा

आवेदन संख्या : 2202500400309

प्रमाण संख्या : 22025004000311

भार मुक्त प्रमाण-पत्र
(रजिं मैन्युअल के नियम 328)

श्री- सुधाकर शर्मा एड० पुत्र- ० तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का ग्राम/मोहल्ला - चमरौली, वार्ड/परगना- आगरा, आवासीय- मेसर्स द्वारिका कंस्ट्रक्शन पार्टनरशिप फर्म द्वारा विवरण : श्री महेश चंद अग्रवाल पुत्र स्व० श्री द्वारिका प्रसाद अग्रवाल, एक किता जमीन भाग खसरा सं०६ व ७ व ८ रकवा १०६१४.४२ वर्गमी० मौजा चमरौली जिला आगरा,

मै एततद्वारा प्रमाणित करता हू कि इंडेक्स सं ०२ तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक ०१/०४/२०१३ से दिनांक ३१/०३/२०२५ तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया।

दिनांक : ०२-०४-२०२५
नोट - १. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के बौरे के आधार पर हूँढे 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: महेश गोस्वामी।
मिलान करने वाले निबन्धन लिपिक: महेश गोस्वामी।

Digitally signed
by SANJAY
SINGH
Date: 2025.04.02
12:08:21 +05'30'
SANJAY
SINGH
उपनिबंधक सदर चतुर्थ
आगरा

प्रिंट करें