

To,
Technical Advisor,
Uttar Pradesh Real Estate Regulatory Authority,

Dear Sir,

Subject: - Title Opinion Report Certifying non-encumbrances of the Non-Agricultural Land comprising of Khasra No. 3, Khara No: 4 to 10, Khasra No: 408 to 411 total land area of 12 Khasras 1.747 Hectare situated at Atalpuram Phase-I, village Kakua, Tehsil & District Agra, Uttar Pradesh.

I refer to your letter no. NIL dated NIL requesting to furnish non-encumbrances and certify and submit the title cum opinion Report about the clear and marketable title to the above property to Agra Development Authority is a body corporate constituted under the provisions of section-3 & 4 of U.P. urban planning and development Act 1973 having its office at Ratan Muni Road, Jaipur House, Jaipur House Colony, Agra, Uttar Pradesh 282010 through its Authorized Officer. (Owner/Promoter):

1. Description ands Area of the Property.

Specific number(s) and address of Property:

Non-Agricultural Land comprising of Khasra No. 3, Khara No: 4 to 10, Khasra No: 408 to 411 total land area of 12 Khasras 1.747 Hectare situated at Atalpuram Phase-I, village Kakua, Tehsil & District Agra, Uttar Pradesh.

2. Nature of Property (Whether Agricultural, Non- Agricultural, Commercial, Residential or Industrial. If non-Agricultural, the reference and date of conversion order from the competent authority should be mentioned.

The nature of land is non-agricultural as situated within Atalpuram Phase-I, village Bhandai, Tehsil & District Agra, Uttar Pradesh.

3. The owner is Partner/Director/Trustee who is developing the property on behalf of Partnership/Company/Trust, whether he/she has the authority. Copy of the Resolution/Memorandum & Articles of Association/Partnership Deed etc. whether examined and verified:

Praveen Rawat
Praveen Kumar Rawat
Advocate
EN No. - U.P 3868 / 89
Chamber No. 4 Collectorate, AGRA
M - 9359976346

This is for project approval only. Promoter Agra Development Authority is a body corporate constituted under the provisions of section-3 & 4 of U.P. urban planning and development Act 1973 having its office at Ratan Muni Road, Jaipur House, Jaipur House Colony, Agra, Uttar Pradesh 282010 through its Authorized Officer.

4. **Whether any minor, lunatic or undischarged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps be taken.**
No, any minor, lunatic or undischarged insolvent is not involved.
5. **Whether the property is freehold or leasehold. If Ancestral then period of lease, and if freehold whether Urban Land Ceiling Act applies and permissions to be obtained.**
Freehold property. The Urban Land Ceiling Act has been repealed in the State of U.P., hence not applicable.
6. **Source of Property i.e., Self-Acquired or Ancestral. If Ancestral then mode of succession and whether original WILL/Probate is available.**
Self-Acquired.
7. **Whether the Owner is Co-owner/Joint Owner and/or any partition of the property is made between the members of the family through Partition deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.**
No.
8. **Whether the Owner is in exclusive possession of the Property or it is leased/rented out to third party.**
As per documents, the present titleholder is in possession.
9. **Whether the property is mutated in municipal/revenue records and Owner's name is reflecting and if not, the reason thereof.**
Yes, the name of present titleholder is mutated in revenue records over most of the khasra numbers and it is in process for mutation over remaining khasra numbers. Present title holder Agra Development Authority has applied for the same.
10. **Whether any restriction is imposed under the Central/State/Local Laws whose consent or permission would be required for development of the Project.**

No.

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11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.

Yes all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Following Documents by which Agra Development Authority acquired land were perused:-

1.	Khatauni extracts of abovementioned Khasra numbers.
2.	Copy of layout plan of Atalpuram, Phase-I, situated at village Kakua and Bhandai, Tehsil & District Agra.
3.	Order of Commissioner, Agra Division, Agra No: 204/Resumption/2024-2025 dated 25.01.2025 regarding resumption of various Khasra numbers of Kakua & Bhandai as mentioned in it.

12. Whether the Advocate has personally visited the Sub Registrar/Revenue/Municipal office and examined the records. Yes.

13. Whether the search is being made for the period of 13/30 years. If no, reason thereof.

Search Inspection for the period 2012 to 2025 was made in the office of Sub Registrar, Fourth, Agra. The inspection was made for legible/accessible records and the Sub Registrar, Fourth, Agra has issued N.E.C. No.22025004000393 dated 05.05.2025, which shows that the property is free from encumbrance. Hence the opinion is given on the basis of inspection of available and present records only and in view of N.E.C. issued by Sub Registrar, Fourth, Agra.

14. Whether there is any doubt/suspicion about the genuineness of the original documents. If yes, then specify.

I have perused original documents and compared the same with certified copies and evaluated the same and establish that both are analogous.

15. Final certificate/opinion:

The present title holder Agra Development Authority is a body corporate constituted under the provisions of section-3 & 4 of U.P. urban planning and development Act 1973 having its office at Ratan Muni Road, Jaipur House, Jaipur House Colony, Agra, Uttar Pradesh through its Authorized Officer is having valid and marketable title over captioned property and the property in question is free from encumbrances on the basis of inspection of legible records and in view of NEC issued by S.R. Fourth, Agra and the Project 'ATALPURAM PHASE-1' developed by AGRA DEVELOPMENT AUTHORITY can be accepted for approval.

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16. Whether any additional formalities to be completed, if yes, state specifically in case of flat(s)/property(ies) if yes, state specifically in case of letter, possession letter, share certificate, affidavit, power of attorney etc. is required:

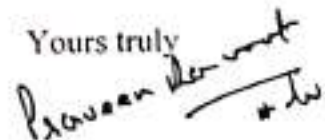
An affidavit elaborating that property in question is free from all sorts of encumbrances, charges or litigation whatsoever and the property in question which is proposed to be developed by ADA is not subject matter to any litigation, attachment or execution before any court of law.

17. Comments on enforceability of property under SARFAESI Act, 2002 and RERA Act, 2016:

That the nature of aforesaid land is non-agricultural as per approved master plan for District Agra and is used for non-agricultural /residential/commercial purpose situated at village Bhandai & Kakua, Tehsil and District, Agra of Uttar Pradesh, hence provisions of SARFAESI Act, 2002 and RERA Act are applicable.

Thanking You,

Yours truly



(PRAVEEN KUMAR RAWAT)
ADVOCATE

Praveen Kumar Rawat

Advocate

EN No. - U.P 3868 / 89

Chamber No. 4 Collectorate, AGRA

M - 9359978346

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

श्री- प्रवीन कुमार रावत पुत्र- आर०पी० रावत 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 - ककुआ, वार्ड/परगना- ककुआ राजस्व ग्राम, कृषि- आगरा विकास प्राधिकरण आगरा, जयपुर हाउस, आगरा प्राधिकृत अधिकारी, खसरा सं० 3 से 10 व खसरा सं० 408 से 411 कुल किता 12 कुल रकबा 1.747 हेक्टेयर स्थित अटल पुरम योजनना फेस-1, ग्राम ककुआ, तहसील व जिला-आगरा, -

मे एतद्वारा प्रमाणित करता हू कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2014 से दिनांक 03/05/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक 05-05-2025

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूढ़े 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: **ब्रहम प्रकाश।**

मिलान करने वाले निबन्धन लिपिक : **ब्रहम प्रकाश।**

5525
उपनिबन्धक सदर चतुर्थ
आगरा

प्रिंट करें

PRAVEEN KUMAR RAWAT

Advocate

Civil & Revenue Court's Agra
Legal Advisor- Bank of India
Central Bank of India
Punjab National Bank
Canara Bank.
Indian Bank.

Ref/Com.No: Legal Search/2025

E-Mail: praveenrawat1965@yahoo.com

Mobile: 9359976346

39/44, Old Idgah Colony,
(Opposite Nagar Nigam School)
Agra- 282001

Dated:06.05.2025

To,
Technical Advisor,
Uttar Pradesh Real Estate Regulatory Authority,

Dear Sir,

Subject: - Title Opinion Report Certifying non-encumbrances of the Non-Agricultural Land comprising of part of Khasra No. 609 to 660, Khasra No: 662 to 666, Khasra No: 685, Khasra No: 687 to 690, Khasra No: 692 701, Khasra No: 703 & Khasra No: 704 total land area of 74 Khasras 31.403 Hectare situated at Atalpuram Phase-I, village Bhandai, Tehsil & District Agra, Uttar Pradesh.

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1. Description ands Area of the Property.

Specific number(s) and address of Property:

Non-Agricultural Land comprising of part of Khasra No. 609 to 660, Khasra No: 662 to 666, Khasra No: 685, Khasra No: 687 to 690, Khasra No: 692 701, Khasra No: 703 & Khasra No: 704 total land area of 74 Khasras 31.403 Hectare situated at Atalpuram Phase-I, village Bhandai, Tehsil & District Agra, Uttar Pradesh.

2. Nature of Property (Whether Agricultural, Non- Agricultural, Commercial, Residential or Industrial. If non-Agricultural, the reference and date of conversion order from the competent authority should be mentioned.

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11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.

Yes all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Following Documents by which Agra Development Authority purchased/acquired land were perused:-

Sr. No	Details of Sellers	Property/Land Details	Details of sale deed
1(a)	Maan singh son of Rambharosi. R/o village Kakua, Tehsil & District Agra.	Land Khasra No.609 area 0.0617, Khasra 613 area 0.1910 Hectare situated at village Bhandai, Tehsil & District Agra.	Sale Deed dated 04.01.2025 registered in Bahi No. 1, Zild No: 7483, Pages 19 to 80 at Sr. No: 113 in the office of SR(IV) Agra.
1(b)	Kumarpal son of Rambharosi R/o village Kakua, Tehsil & District Agra.	Land Khasra No.609 area 0.0616, Khasra 613 area 0.1910 Hectare situated at village Bhandai, Tehsil & District Agra.	Sale Deed dated 13.01.2025 registered in Bahi No. 1, Zild No: 7490, Pages 37 to 98 at Sr. No:289 in the office of SR(IV) Agra.
1(c)	Raju son Rambharosi R/o village Kakua, Tehsil & District Agra.	Land Khasra No.609 area 0.0616, Khasra 613 area 0.1910 Hectare situated at village Bhandai, Tehsil & District Agra.	Sale Deed dated 13.01.2025 registered in Bahi No. 1, Zild No: 7490, Pages233 to 294 at Sr. No: 293 in the office of SR(IV) Agra.
2.	Chandrabhan, Punch singh, Rinkuram, Banvarilal all sons of Harisingh & Smt. Santo Devi alias Shanti Devi w/o Late Hari Singh & Bobi s/o Mal Khan Singh all residents of village Kakua, Agra.	Land Khasra No.610 area 0.1840 Hectare situated at village Bhandai, Tehsil & District Agra.	Sale Deed dated 13.01.2025 registered in Bahi No. 1, Zild No: 7490, Pages141 to 196 at Sr. No:291 in the office of SR(IV) Agra.
3.	Bhun singh son of Prabhu R/o village Kakua, Tehsil & District Agra.	Land Khasra No.611 area 0.1850 Hectare situated at village Bhandai, Tehsil & District Agra.	Sale Deed dated 20.12.2024 registered in Bahi No. 1, Zild No: 7465, Pages 57 to 102 at Sr. No:11740 in the office of SR(IV) Agra.
4(a)	Himendra Singh son Ranveer Singh R/o village Kakua, Tehsil & District Agra.	Land Khasra No: 612 area 0.127166 Hectare situated at village Bhandai, Tehsil & District Agra.	Sale Deed dated 19.10.2024 registered in Bahi No. 1, Zild No: 7367, Pages 259 to 306 at Sr. No:9529 in the office of SR(IV) Agra.
4(b)	Kamal Singh son of Ranveer Singh. R/o village Kakua, Tehsil & District Agra.	Land Khasra No: 612 area 0.127166 Hectare situated at village Bhandai, Tehsil & District Agra.	Sale Deed dated 19.10.2024 registered in Bahi No. 1, Zild No: 7367, Pages 365 to 412 at Sr. No:9531 in the office of SR(IV) Agra.
4(c)	Sheeladevi wife of Ranveer Singh R/o village Kakua, Tehsil & District Agra.	Land Khasra No.612 area 0.03633 situated at village Bhandai, Tehsil & District Agra.	Sale Deed dated 19.10.2024 registered in Bahi No. 1, Zild No: 7368, Pages 01 to 16 at Sr. No:9532 in the office of SR(IV) Agra.
4(d)	Mahendra Singh son of Ranveer Singh R/o village Kakua, Tehsil & District Agra.	Land Khasra No: 612 area 0.127166 Hectare situated at village Bhandai, Tehsil & District Agra.	Sale Deed dated 19.10.2024 registered in Bahi No. 1, Zild No: 7368, Pages 365 to 412 at Sr. No:9546 in the office of SR(IV) Agra.
4(e)	Aditya son Jogendra R/o village Kakua, Tehsil & District Agra.	Land Khasra No: 612 area 0.127166 Hectare situated at village Bhandai, Tehsil & District Agra.	Sale Deed dated 21.10.2024 registered in Bahi No. 1, Zild No: 7371, Pages223 to 270 at Sr. No:9607 in the office of SR(IV) Agra.
5(a)	Ravindra kumar son of Ramswaroop Village Bhandai, Tehsil & District Agra.	Land Khasra No: 614 area 0.9566 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 01.08.2024 registered in Bahi No. 1, Zild No: 7237, Pages 369 to 394 at Sr. No:6955 in the office of SR(IV) Agra.
5(b)	Pramod kumar son of RamSaroop Village Bhandai, Tehsil & District Agra.	Land Khasra No: 614 area 0.09566 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 01.08.2024 registered in Bahi No. 1, Zild No: 7237, Pages 395 to 420 at Sr. No:6956 in the office of SR(IV) Agra.
5(c)	Shyamsunder son of Ramswaroop Village Bhandai, Tehsil & District Agra.	Land Khasra No: 614 area 0.09566 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 01.08.2024 registered in Bahi No. 1, Zild No: 7238, Pages 19 to 44 at Sr. No:6958 in the office of SR(IV) Agra.
6(a)	Lalita D/o Chiddaram Village Bhandai, Tehsil & District Agra.	Land Khasra No: 617 area 0.30733 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 27.07.2024 registered in Bahi No. 1, Zild No: 7228, Pages 01 to 64 at Sr. No:6763 in the office of SR(IV) Agra.
6(b)	Shewta D/o Chiddaram Village Bhandai, Tehsil & District Agra.	Land Khasra No: 617 area 0.3073 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 27.07.2024 registered in Bahi No. 1, Zild No: 7228, Pages 75 to 138 at Sr. No:6765 in the office of SR(IV) Agra.
6(c)	Vimladevi wife of Tejpal Village Bhandai, Tehsil & District Agra.	Land Khasra No: 617 area 0.3073 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 27.07.2024 registered in Bahi No. 1, Zild No: 7228, Pages 149 to 212 at Sr. No:6767 in the office of SR(IV) Agra.
6(d)	Taransingh son of Jwahr singh Village Bhandai, Tehsil & District Agra.	Land Khasra No: 617 & 618 area 5.7450 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 26.07.2024 registered in Bahi No. 1, Zild No: 7226, Pages 359 to 1184 at Sr. No:6739 in the office of SR(IV) Agra.

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7(a)	Yashpal son of late Surendra singh, Sarej wife of Surendra Village Bhandai, Tehsil & District Agra.	Land Khasra No.621 area 0.0630 situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 20.12.2024 registered in Bahi No. 1, Zild No: 7464, Pages 383 to 410 at Sr. No: 11736 in the office of SR(IV) Agra.
7(b)	Rajendra singh, Rakesh, Satish all sons of Pratap singh Village Bhandai, Tehsil & District Agra.	Land Khasra No: 621 area 0.0630 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 20.12.2024 registered in Bahi No. 1, Zild No: 7465, Pages 15 to 40 at Sr. No: 11738 in the office of SR(IV) Agra.
8.	Chhatrapal son of Kamalsingh Village Bhandai, Tehsil & District Agra.	Land Khasra No.622 area 0.1260 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 13.01.2025 registered in Bahi No. 1, Zild No: 7490, Pages 99 to 140 at Sr. No: 290 in the office of SR(IV) Agra.
9.	Jogendra, Pappu, Munnsal all sons of Late Beniram Village Bhandai, Tehsil & District Agra.	Land Khasra No.623 area 0.1260 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 13.01.2025 registered in Bahi No. 1, Zild No: 7490, Pages 197 to 232 at Sr. No: 292 in the office of SR(IV) Agra.
10.	Netrapal, Bachchu singh, Bhagwandas all sons of Sumer singh and Shantidevi w/o Sumer Singh.	Land Khasra No.624 area 0.1260 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 13.01.2025 registered in Bahi No. 1, Zild No: 7490, Pages 295 to 334 at Sr. No: 294 in the office of SR(IV) Agra.
11.	Bharat son of Bhudhuasa R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No.627 area 0.0340 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 13.01.2025 registered in Bahi No. 1, Zild No: 7490, Pages 17 to 36 at Sr. No: 288 in the office of SR(IV) Agra.
12(a)	Smt. Laxmi Devi, smt. Sheela Devi & Smt. Savitri Devi all D/o Shri Rumi R/o village Bhandai, Agra.	Land Khasra No.629 3/4 part of area 0.0340 Hectare or 0.0255 situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 28.01.2025 registered in Bahi No. 1, Zild No: 7521, Pages 143 to 168 at Sr. No: 915 in the office of SR(IV) Agra.
12(b)	Smt. Shrimati w/o Shri Ram Bharosi R/o village Bhandai, Agra.	Land Khasra No.629 1/4 part of area 0.0340 Hectare or 0.0085 situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 04.02.2025 registered in Bahi No. 1, Zild No: 7529, Pages 99 to 124 at Sr. No: 1112 in the office of SR(IV) Agra.
13.	Guddi Devi wife of Raghunath Singh R/o village Bhandai, Agra.	Land Khasra No.630 area 0.0110 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 16.01.2025 registered in Bahi No. 1, Zild No: 7495, Pages 33 to 48 at Sr. No: 403 in the office of SR(IV) Agra.
14.	Vishambhar singh son of Patriya R/o village Bhandai, Agra.	Land Khasra No.631 area 0.0110 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 16.01.2025 registered in Bahi No. 1, Zild No: 7495, Pages 349 to 364 at Sr. No: 413 in the office of SR(IV) Agra.
15.	Chitar Singh son of Dhuta R/o village Bhandai, Agra.	Land Khasra No.632 area 0.0110 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 04.02.2025 registered in Bahi No. 1, Zild No: 7528, Pages 367 to 384 at Sr. No: 1105 in the office of SR(IV) Agra.
16(a).	Kripal singh son of Babu R/o village Bhandai, Agra.	Land Khasra No: 633 area 0.2441 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 25.11.2024 registered in Bahi No. 1, Zild No: 7426, Pages 01 to 50 at Sr. No: 10817 in the office of SR(IV) Agra.
16(b).	Harendra singh son of Babulal R/o village Bhandai, Agra.	Land Khasra No: 633 area 0.4747 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 25.11.2024 registered in Bahi No. 1, Zild No: 7426, Pages 51 to 150 at Sr. No: 10818 in the office of SR(IV) Agra.
16(c).	Hardeep son of Hansingh. R/o village Bhandai, Agra.	Land Khasra No. 633 area 0.4610 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 25.11.2024 registered in Bahi No. 1, Zild No: 7426, Pages 151 to 248 at Sr. No: 10819 in the office of SR(IV) Agra.
16(d).	Ravi Kumar son of Babulal R/o village Bhandai, Agra.	Land Khasra No: 633 area 0.2442 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 26.11.2024 registered in Bahi No. 1, Zild No: 7427, Pages 203 to 252 at Sr. No: 10840 in the office of SR(IV) Agra.
17(a).	Chetan Singh son of Sobaran singh R/o village Bhandai, Agra.	Land 1/8 part of Khasra No: 634 & 636 total area 0.9600 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 19.10.2024 registered in Bahi No. 1, Zild No: 7367, Pages 1 to 30 at Sr. No: 9521 in the office of SR(IV) Agra.
17(b).	Abhay Singh son of Girraj Singh R/o village Bhandai, Agra.	Land 1/4 part of Khasra No: 634 & 636 total area 0.9600 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 19.10.2024 registered in Bahi No. 1, Zild No: 7367, Pages 43 to 100 at Sr. No: 9523 in the office of SR(IV) Agra.
17(c).	Ravikumar son of Babulal R/o village Bhandai, Agra.	Land 1/6 part of Khasra No: 634 & 636 total area 0.9600 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 19.10.2024 registered in Bahi No. 1, Zild No: 7367, Pages 101 to 128 at Sr. No: 9524 in the office of SR(IV) Agra.
17(d).	Harendra singh son of Babulal R/o village Bhandai, Agra.	Land 1/6 part of Khasra No: 634 & 636 total area 0.9600 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 19.10.2024 registered in Bahi No. 1, Zild No: 7367, Pages 167 to 224 at Sr. No: 9527 in the office of SR(IV) Agra.
17(e).	Kripal Singh son of Babulal R/o village Bhandai, Agra.	Land 1/6 part of Khasra No: 634 & 636 total area 0.9600 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 19.10.2024 registered in Bahi No. 1, Zild No: 7367, Pages 307 to 364 at Sr. No: 9530 in the office of SR(IV) Agra.
17(f).	Phoolwati wife of sobaran R/o village Bhandai, Agra.	Land 1/12 part of Khasra No: 634 & 636 total area 0.9600 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 19.10.2024 registered in Bahi No. 1, Zild No: 7369, Pages 197 to 240 at Sr. No: 9557 in the office of SR(IV) Agra.
17(g).	Anju D/o Sobaran Singh R/o village Bhandai, Agra.	Land 1/24 part of Khasra No: 634 & 636 total area 0.9600 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 19.10.2024 registered in Bahi No. 1, Zild No: 7368, Pages 273 to 296 at Sr. No: 9542 in the office of SR(IV) Agra.

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18(a).	Chetan singh son of Sobaran singh R/o village Bhandai, Agra.	Land Khasra No: 635 area 0.1608 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 19.10.2024 registered in Bahi No: 1, Zild No: 7367, Pages 225 to 258 at Sr. No: 9528 in the office of SR(IV) Agra.
18(b).	Anju D/o Sobaran Singh R/o village Bhandai, Agra.	Land Khasra No: 635 area 0.0536 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 19.10.2024 registered in Bahi No: 1, Zild No: 7368, Pages 17 to 32 at Sr. No: 9533 in the office of SR(IV) Agra.
18(c).	Abhay Singh son of Girmaj Singh R/o village Bhandai, Agra.	Land Khasra No: 635 area 0.5520 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 19.10.2024 registered in Bahi No: 1, Zild No: 7368, Pages 33 to 144 at Sr. No: 9534 in the office of SR(IV) Agra.
18(d).	Phoolwati wife of Sobaran Singh R/o village Bhandai, Agra.	Land Khasra No: 635 area 0.1071 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 19.10.2024 registered in Bahi No: 1, Zild No: 7368, Pages 339 to 364 at Sr. No: 9545 in the office of SR(IV) Agra.
18(e).	Digambar singh son of Amar singh R/o village Bhandai, Agra.	Land Khasra No: 635 area 0.2305 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 22.10.2024 registered in Bahi No: 1, Zild No: 7376, Pages 01 to 58 at Sr. No: 9676 in the office of SR(IV) Agra.
19(a).	Chetan singh son of Sobaran singh. R/o village Bhandai, Agra.	Land Khasra No: 637 area 0.0800 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 19.10.2024 registered in Bahi No: 1, Zild No: 7368, Pages 145 to 172 at Sr. No: 9535 in the office of SR(IV) Agra.
19(b).	Phoolwati wife of Sobaran Singh R/o village Bhandai, Agra.	Land Khasra No: 637 area 0.05333 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 19.10.2024 registered in Bahi No: 1, Zild No: 7369, Pages 21 to 40 at Sr. No: 9548 in the office of SR(IV) Agra.
19(c).	Abhay Singh son of Girmaj singh R/o village Bhandai, Agra.	Land Khasra No: 637 area 0.1600 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 19.10.2024 registered in Bahi No: 1, Zild No: 7369, Pages 41 to 78 at Sr. No: 9549 in the office of SR(IV) Agra.
19(d).	Anju D/o Sobaran singh R/o village Bhandai, Agra.	Land Khasra No: 637 area 0.02666 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 19.10.2024 registered in Bahi No: 1, Zild No: 7369, Pages 129 to 140 at Sr. No: 9553 in the office of SR(IV) Agra.
20(a).	Shushiladevi wife of Santosh kumar R/o village Bhandai, Agra.	Land Khasra No: 639 area 0.1163 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 08.10.2024 registered in Bahi No: 1, Zild No: 7333, Pages 01 to 36 at Sr. No: 9006 in the office of SR(IV) Agra.
20(a).	Guddan singh son of Laxman singh R/o village Bhandai, Agra.	Land Khasra No: 639 area 0.8120 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 08.10.2024 registered in Bahi No: 1, Zild No: 7333, Pages 49 to 206 at Sr. No: 9008 in the office of SR(IV) Agra.
20(b).	Hamir Singh son of Satosh R/o village Bhandai, Agra.	Land Khasra No: 639 area 0.0588 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 08.10.2024 registered in Bahi No: 1, Zild No: 7333, Pages 223 to 262 at Sr. No: 9010 in the office of SR(IV) Agra.
20(c).	Hariom son of Santosh R/o village Bhandai, Agra.	Land Khasra No: 639 area 0.1163 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 08.10.2024 registered in Bahi No: 1, Zild No: 7333, Pages 263 to 298 at Sr. No: 9011 in the office of SR(IV) Agra.
20(d).	Satishkumar son of Santosh R/o village Bhandai, Agra.	Land Khasra No: 639 area 0.1163 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 08.10.2024 registered in Bahi No: 1, Zild No: 7333, Pages 335 to 370 at Sr. No: 9014 in the office of SR(IV) Agra.
20(e).	Kanchan Singh son of Ramjilal R/o village Bhandai, Agra.	Land Khasra No: 639 area 0.8120 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 08.10.2024 registered in Bahi No: 1, Zild No: 7333, Pages 371 to 528 at Sr. No: 9015 in the office of SR(IV) Agra.
20(f).	Rajni Sharma wife of Rajiv R/o village Bhandai, Agra.	Land Khasra No: 639 area 0.3340 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 08.10.2024 registered in Bahi No: 1, Zild No: 7334, Pages 01 to 68 at Sr. No: 9016 in the office of SR(IV) Agra.
20(g).	Yashvir Singh son of Santosh R/o village Bhandai, Agra.	Land Khasra No: 639 area 0.0703 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 08.10.2024 registered in Bahi No: 1, Zild No: 7334, Pages 69 to 108 at Sr. No: 9017 in the office of SR(IV) Agra.
21(a).	Moti devi wife of Late Jagveer Singh R/o village Bhandai, Agra.	Land Khasra No: 642 area 0.0480 Hectare, Land Khasra No: 698 area 0.2884 Hectare, Land Khasra No: 643 area 0.0250 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 17.09.2024 registered in Bahi No: 1, Zild No: 7296, Pages 165 to 230 at Sr. No: 8361 in the office of SR(IV) Agra.
21(b).	Jaipal Singh son of Late Jagveer Singh R/o village Bhandai, Agra.	Land Khasra No: 642 area 0.0480 Hectare, Land Khasra No: 698 area 0.2884 Hectare, Land Khasra No: 643 area 0.0250 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 17.09.2024 registered in Bahi No: 1, Zild No: 7296, Pages 231 to 296 at Sr. No: 8362 in the office of SR(IV) Agra.
21(c).	Tejpal son of Late Jagveer Singh R/o village Bhandai, Agra.	Land Khasra No: 642 area 0.0480 Hectare, Land Khasra No: 698 area 0.2884 Hectare, Land Khasra No: 643 area 0.0250 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 17.09.2024 registered in Bahi No: 1, Zild No: 7296, Pages 297 to 362 at Sr. No: 8363 in the office of SR(IV) Agra.
21(d).	Ajaypal Singh son of late Jagveer Singh R/o village Bhandai, Agra.	Land Khasra No: 642 area 0.0480 Hectare, Land Khasra No: 698 area 0.2884 Hectare, Land Khasra No: 643 area 0.0250 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 17.09.2024 registered in Bahi No: 1, Zild No: 7296, Pages 363 to 428 at Sr. No: 8364 in the office of SR(IV) Agra.

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21(c).	Mahaveer Singh son of Jagveer Singh R/o village Bhandai, Agra.	Land Khasra No: 642 area 0.0480 Hectare, khasra 698 area 0.2884, khasra 643 area 0.0250 situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 17.09.2024 registered in Bahi No: 1, Zild No: 7297, Pages 25 to 90 at Sr. No: 8366 in the office of SR(IV) Agra.
22.	Sapna wife of Brijpal Village Bhandai, Tehsil & District Agra.	Land Khasra No: 644 area 0.4160 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 25.07.2024 registered in Bahi No: 1, Zild No: 7223, Pages 395 to 476 at Sr. No: 6658 in the office of SR(IV) Agra.
23.	Rinku Singh son of Raghuveer R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 645 area 0.4160 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 30.09.2024 registered in Bahi No: 1, Zild No: 7314, Pages 87 to 168 at Sr. No: 8698 in the office of SR(IV) Agra.
24(a).	Deepika Chaudhary D/o Tikam R/o Village Bhandai, Tehsil & District Agra.	Land 1/3 part of Khasra No: 646 & 647 area 0.071333 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 19.10.2024 registered in Bahi No: 1, Zild No: 7369, Pages 1 to 20 at Sr. No: 9547 in the office of SR(IV) Agra.
24(b).	Bhopal singh son of Tikam Singh R/o Village Bhandai, Tehsil & District Agra.	Land 1/3 part of Khasra No: 646 & 647 area 0.07133 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 19.10.2024 registered in Bahi No: 1, Zild No: 7369, Pages 109 to 128 at Sr. No: 9552 in the office of SR(IV) Agra.
24(c).	Chandrawati devi wife of Tikam singh R/o Village Bhandai, Tehsil & District Agra.	Land 1/3 part of Khasra No: 646 & 647 area 0.071333 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 19.10.2024 registered in Bahi No: 1, Zild No: 7369, Pages 363 to 382 at Sr. No: 9563 in the office of SR(IV) Agra.
25.	Gorelal son of Kunwarlal R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 648 area 0.1070 & 700 area 0.3140 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 30.07.2024 registered in Bahi No: 1, Zild No: 7231, Pages 181 to 266 at Sr. No: 6842 in the office of SR(IV) Agra.
26(a).	Kalva son of Veeru R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 649 area 0.0088166 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 14.11.2024 registered in Bahi No: 1, Zild No: 7410, Pages 21 to 36 at Sr. No: 10435 in the office of SR(IV) Agra.
26(b).	Tejpal son Veeru R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 649 area 0.04458 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 14.11.2024 registered in Bahi No: 1, Zild No: 7410, Pages 37 to 52 at Sr. No: 10436 in the office of SR(IV) Agra.
26(c).	Rajveer son of veeru R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 649 area 0.00881 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 14.11.2024 registered in Bahi No: 1, Zild No: 7410, Pages 145 to 160 at Sr. No: 10442 in the office of SR(IV) Agra.
26(d).	Nirotti singh son of Veeru R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 649 area 0.04458 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 13.12.2024 registered in Bahi No: 1, Zild No: 7453, Pages 227 to 242 at Sr. No: 11469 in the office of SR(IV) Agra.
27(a).	Kaushal singh son of Puran singh R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 652/1, 654/1 area 0.6005 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 23.10.2024 registered in Bahi No: 1, Zild No: 7378, Pages 271 to 390 at Sr. No: 9737 in the office of SR(IV) Agra.
27(b).	Tejsingh son of Puran singh R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 652/2 & 653/1 area 0.6350 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 24.10.2024 registered in Bahi No: 1, Zild No: 7381, Pages 1 to 120 at Sr. No: 9776 in the office of SR(IV) Agra.
27(c).	Digambar singh son of Puran singh R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 652/2, 653/3 & 654/3 area 0.6005 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 24.10.2024 registered in Bahi No: 1, Zild No: 7381, Pages 121 to 232 at Sr. No: 9777 in the office of SR(IV) Agra.
28(a).	Krishaveer singh son of Sodan singh R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 654/5 area 0.0235 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 23.10.2024 registered in Bahi No: 1, Zild No: 7378, Pages 391 to 408 at Sr. No: 9738 in the office of SR(IV) Agra.
28(b).	Shusheela chahar wife of Harveer R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 654/4 area 0.2540 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 23.10.2024 registered in Bahi No: 1, Zild No: 7379, Pages 1 to 70 at Sr. No: 9739 in the office of SR(IV) Agra.
28(c).	Jagviri wife of sodan singh R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 654/5 area 0.2540 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 23.10.2024 registered in Bahi No: 1, Zild No: 7379, Pages 183 to 252 at Sr. No: 9741 in the office of SR(IV) Agra.
28(d).	Virendra singh son of Puran singh R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 654/4 area 0.5920 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 24.10.2024 registered in Bahi No: 1, Zild No: 7381, Pages 233 to 342 at Sr. No: 9778 in the office of SR(IV) Agra.
28(e).	Maltisingh wife of Digambar R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 654/5 area 0.2305 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 24.10.2024 registered in Bahi No: 1, Zild No: 7382, Pages 01 to 62 at Sr. No: 9781 in the office of SR(IV) Agra.
29(a).	Neha wife of Gopal singh Village Bhandai, Tehsil & District Agra.	Land Khasra No: 657 area 0.0590 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 25.07.2024 registered in Bahi No: 1, Zild No: 7273, Pages 331 to 362 at Sr. No: 6656 in the office of SR(IV) Agra.
29(b).	Chandni wife of Lokendra Village Bhandai, Tehsil & District Agra.	Land Khasra No: 657 area 0.0590 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 25.07.2024 registered in Bahi No: 1, Zild No: 7223, Pages 363 to 394 at Sr. No: 6657 in the office of SR(IV) Agra.

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30(a)	Bholeshwar son of Harishchandra R/o Village Bhandai, Tehsil & District Agra	Land Khasra No: 659 area 0.019666 Hectare situated at Village Bhandai, Tehsil and District Agra	Sale Deed dated 18.10.2024 registered in Bahi No: 1, Zild No: 7365, Pages 159 to 176 at Sr. No 9483 in the office of SR(IV) Agra
30(b)	Lakshmi D/o of Nawab singh R/o Village Bhandai, Tehsil & District Agra	Land Khasra No: 659 area 0.01475 Hectare situated at Village Bhandai, Tehsil and District Agra	Sale Deed dated 18.10.2024 registered in Bahi No: 1, Zild No: 7365, Pages 177 to 204 at Sr. No 9484 in the office of SR(IV) Agra
30(c)	Pritam singh son of Godhan singh R/o Village Bhandai, Tehsil & District Agra	Land Khasra No: 659 area 0.01475 Hectare situated at Village Bhandai, Tehsil and District Agra	Sale Deed dated 18.10.2024 registered in Bahi No: 1, Zild No: 7365 Pages 229 to 262 at Sr. No 9487 in the office of SR(IV) Agra
30(d)	Smt. Sheela Devi w/o Hitesh Chand R/o Village Bhandai, Tehsil & District Agra	Land Khasra No: 659 area 0.019666 Hectare situated at Village Bhandai, Tehsil and District Agra	Sale Deed dated 18.10.2024 registered in Bahi No: 1, Zild No: 7365 Pages 263 to 280 at Sr. No 9488 in the office of SR(IV) Agra
30(e)	Vinod son of Harishchandra R/o Village Bhandai, Tehsil & District Agra	Land Khasra No: 659 area 0.01966 Hectare situated at Village Bhandai, Tehsil and District Agra	Sale Deed dated 18.10.2024 registered in Bahi No: 1, Zild No: 7365, Pages 317 to 334 at Sr. No 9492 in the office of SR(IV) Agra
30(f)	Kamlesh D/o Girraj R/o Village Bhandai, Tehsil & District Agra	Land Khasra No: 659 area 0.01475 Hectare situated at Village Bhandai, Tehsil and District Agra	Sale Deed dated 18.10.2024 registered in Bahi No: 1, Zild No: 7365, Pages 335 to 360 at Sr. No 9493 in the office of SR(IV) Agra
30(g)	Rinku son of Girraj Singh R/o Village Bhandai, Tehsil & District Agra	Land Khasra No: 659 area 0.01475 Hectare situated at Village Bhandai, Tehsil and District Agra	Sale Deed dated 19.10.2024 registered in Bahi No: 1, Zild No: 7367, Pages 141 to 166 at Sr. No 9526 in the office of SR(IV) Agra
30(h)	Sheeladevi wife of Harishchandra R/o Village Bhandai, Tehsil & District Agra	Land Khasra No: 659 area 0.019666 Hectare situated at Village Bhandai, Tehsil and District Agra	Sale Deed dated 19.10.2024 registered in Bahi No: 1, Zild No: 7368, Pages 173 to 184 at Sr. No 9536 in the office of SR(IV) Agra
30(i)	Gopal singh son of Nawab Singh R/o Village Bhandai, Tehsil & District Agra	Land Khasra No: 659 area 0.01475 Hectare situated at Village Bhandai, Tehsil and District Agra	Sale Deed dated 19.10.2024 registered in Bahi No: 1, Zild No: 7368, Pages 313 to 338 at Sr. No 9544 in the office of SR(IV) Agra
30(j)	Kamlesh D/o Girraj R/o Village Bhandai, Tehsil & District Agra	Land Khasra No: 659 area 0.01475 Hectare situated at Village Bhandai, Tehsil and District Agra	Sale Deed dated 19.10.2024 registered in Bahi No: 1, Zild No: 7369, Pages 153 to 178 at Sr. No 9555 in the office of SR(IV) Agra
30(k)	Bhagwati Devi W/o Nyasiab Singh R/o Village Bhandai, Tehsil & District Agra	Land Khasra No: 659 area 0.01475 Hectare situated at Village Bhandai, Tehsil and District Agra	Sale Deed dated 19.10.2024 registered in Bahi No: 1, Zild No: 7369, Pages 293 to 318 at Sr. No 9560 in the office of SR(IV) Agra
30(l)	Rakesh Kumar S/o Nawab Singh R/o Village Bhandai, Tehsil & District Agra	Land Khasra No: 659 area 0.01475 Hectare situated at Village Bhandai, Tehsil and District Agra	Sale Deed dated 19.10.2024 registered in Bahi No: 1, Zild No: 7369, Pages 337 to 362 at Sr. No 9562 in the office of SR(IV) Agra
31(a)	Rakesh Kumar son of Nawab Singh R/o Village Bhandai, Tehsil & District Agra	Land Khasra No: 660 area 0.006083 Hectare situated at Village Bhandai, Tehsil and District Agra	Sale Deed dated 18.10.2024 registered in Bahi No: 1, Zild No: 7365, Pages 205 to 216 at Sr. No 9485 in the office of SR(IV) Agra
31(b)	Gopal Singh son of Nawab Singh R/o Village Bhandai, Tehsil & District Agra	Land Khasra No: 660 area 0.006083 Hectare situated at Village Bhandai, Tehsil and District Agra	Sale Deed dated 18.10.2024 registered in Bahi No: 1, Zild No: 7365, Pages 217 to 228 at Sr. No 9486 in the office of SR(IV) Agra
31(c)	Bhagwatidevi wife of Nawab singh R/o Village Bhandai, Tehsil & District Agra	Land Khasra No: 660 area 0.006083 Hectare situated at Village Bhandai, Tehsil and District Agra	Sale Deed dated 18.10.2024 registered in Bahi No: 1, Zild No: 7365, Pages 281 to 292 at Sr. No 9489 in the office of SR(IV) Agra
31(d)	Bhole Shankar son of Harishchandra R/o Village Bhandai, Tehsil & District Agra	Land Khasra No: 660 area 0.006083 Hectare situated at Village Bhandai, Tehsil and District Agra	Sale Deed dated 18.10.2024 registered in Bahi No: 1, Zild No: 7365, Pages 293 to 304 at Sr. No 9490 in the office of SR(IV) Agra
31(e)	Vinod son of Harishchandra R/o Village Bhandai, Tehsil & District Agra	Land Khasra No: 660 area 0.006083 Hectare situated at Village Bhandai, Tehsil and District Agra	Sale Deed dated 18.10.2024 registered in Bahi No: 1, Zild No: 7365 Pages 305 to 316 at Sr. No 9491 in the office of SR(IV) Agra
31(f)	Rinku son of Girraj singh R/o Village Bhandai, Tehsil & District Agra	Land Khasra No: 660 area 0.00608 Hectare situated at Village Bhandai, Tehsil and District Agra	Sale Deed dated 19.10.2024 registered in Bahi No: 1, Zild No: 7367, Pages 31 to 42 at Sr. No 9522 in the office of SR(IV) Agra
31(g)	Sheeladevi wife of Harishchandra R/o Village Bhandai, Tehsil & District Agra	Land Khasra No: 659 area 0.019666 Hectare situated at Village Bhandai, Tehsil and District Agra	Sale Deed dated 19.10.2024 registered in Bahi No: 1, Zild No: 7368, Pages 173 to 184 at Sr. No 9536 in the office of SR(IV) Agra
31(h)	Pritam son of Godhan R/o Village Bhandai, Tehsil & District Agra	Land Khasra No: 660 area 0.05475 Hectare situated at Village Bhandai, Tehsil and District Agra	Sale Deed dated 19.10.2024 registered in Bahi No: 1, Zild No: 7368, Pages 221 to 242 at Sr. No 9539 in the office of SR(IV) Agra
31(i)	Neha wife of Gopal singh R/o Village Bhandai, Tehsil & District Agra	Land Khasra No: 660 area 0.01825 Hectare situated at Village Bhandai, Tehsil and District Agra	Sale Deed dated 19.10.2024 registered in Bahi No: 1, Zild No: 7368, Pages 261 to 272 at Sr. No 9541 in the office of SR(IV) Agra
31(j)	Twinkle Son of Girraj R/o Village Bhandai, Tehsil & District Agra	Land Khasra No: 660 area 0.006083 Hectare situated at Village Bhandai, Tehsil and District Agra	Sale Deed dated 19.10.2024 registered in Bahi No: 1, Zild No: 7369, Pages 97 to 108 at Sr. No 9551 in the office of SR(IV) Agra

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31(k)	Chandni wife of Lokendra R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 660 area 0.01825 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 19.10.2024 registered in Bahi No: 1, Zild No: 7369, Pages 141 to 152 at Sr. No: 9554 in the office of SR(IV) Agra.
32.	Ram Babu S/o Ramdin R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 663 area 0.0260 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 04.02.2025 registered in Bahi No: 1, Zild No: 7529, Pages 53 to 80 at Sr. No: 1110 in the office of SR(IV) Agra.
33.	Shivsingh, Chandrabhan, Sonu devi R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 664 area 0.0450 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 12.12.2024 registered in Bahi No: 1, Zild No: 7450, Pages 313 to 334 at Sr. No: 11429 in the office of SR(IV) Agra.
34.	Sahab singh son of Raghuvir Singh R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 665 area 0.0450 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 12.12.2024 registered in Bahi No: 1, Zild No: 7450, Pages 259 to 280 at Sr. No: 11427 in the office of SR(IV) Agra.
35.	Manjudevi wife of Gyansingh R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 666 area 0.0450 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 21.10.2024 registered in Bahi No: 1, Zild No: 7374, Pages 53 to 72 at Sr. No: 9640 in the office of SR(IV) Agra.
36.	Raj Kumar s/o Bhagwan Das R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 685 area 1.9090 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 01.10.2024 registered in Bahi No: 1, Zild No: 7321, Pages 1 to 380 at Sr. No: 8743 in the office of SR(IV) Agra.
37.	Raj Kumar s/o Bhagwan Das R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 687 area 0.6710 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 01.10.2024 registered in Bahi No: 1, Zild No: 7321, Pages 381 to 506 at Sr. No: 8744 in the office of SR(IV) Agra.
38.	Raj Kumar s/o Bhagwan Das R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 688 area 0.1960 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 01.10.2024 registered in Bahi No: 1, Zild No: 7322, Pages 1 to 50 at Sr. No: 8745 in the office of SR(IV) Agra.
39.	Ashok Kumar urf Ashok Bharadwaj s/o Bhagwan Das R/o Village Bhandai, Tehsil & District Agra.	Land 1/2 of Khasra No: 690 area 5.1290 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 01.10.2024 registered in Bahi No: 1, Zild No: 7319, Pages 1 to 488 at Sr. No: 8741 in the office of SR(IV) Agra.
40.	Ashok Kumar urf Ashok Bharadwaj s/o Bhagwan Das R/o Village Bhandai, Tehsil & District Agra.	Land 1/2 of Khasra No: 690 area 5.1290 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 01.10.2024 registered in Bahi No: 1, Zild No: 7319, Pages 489 at Sr. No: 8742 in the office of SR(IV) Agra.
41.	Jagdish son of Raghuvir R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 692 area 0.7360 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 24.10.2024 registered in Bahi No: 1, Zild No: 7381, Pages 353 to 522 at Sr. No: 9780 in the office of SR(IV) Agra.
42.	Lakhan Singh son of Raghuvir R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 693 area 0.7360 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 27.07.2024 registered in Bahi No: 1, Zild No: 7227, Pages 387 to 516 at Sr. No: 6762 in the office of SR(IV) Agra.
43.	Megha singh son of Raghuvir R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 694 area 0.5060 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 23.10.2024 registered in Bahi No: 1, Zild No: 7379, Pages 71 to 182 at Sr. No: 9740 in the office of SR(IV) Agra.
44(a).	Ram Swarup son of Maharaj Singh R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 701 area 0.0165 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 14.11.2024 registered in Bahi No: 1, Zild No: 7408, Pages 159 to 178 at Sr. No: 10401 in the office of SR(IV) Agra.
44(b).	Ramchandra son of Maharaj Singh R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 701 area 0.0165 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 14.11.2024 registered in Bahi No: 1, Zild No: 7408 Pages 179 to 198 at Sr. No: 10402 in the office of SR(IV) Agra.
44(c).	Sukha alias Sukram son of Maharaj Singh R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 701 area 0.0165 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 14.11.2024 registered in Bahi No: 1, Zild No: 7408, Pages 219 to 238 at Sr. No: 10404 in the office of SR(IV) Agra.
44(d).	Jogendra Singh son of Soran Singh R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 701 area 0.08250 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 14.11.2024 registered in Bahi No: 1, Zild No: 7409, Pages 33 to 70 at Sr. No: 10417 in the office of SR(IV) Agra.
44(e).	Tejpal son of veeru R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 701 area 0.0068 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 14.11.2024 registered in Bahi No: 1, Zild No: 7409, Pages 101 to 126 at Sr. No: 10420 in the office of SR(IV) Agra.
44(f).	Kaluva son of veeru R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 701 area 0.0068 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 14.11.2024 registered in Bahi No: 1, Zild No: 7409, Pages 159 to 172 at Sr. No: 10423 in the office of SR(IV) Agra.
44(g).	Gorelal son of Kumar Pal R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 701 area 0.8250 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 14.11.2024 registered in Bahi No: 1, Zild No: 7409, Pages 187 to 226 at Sr. No: 10425 in the office of SR(IV) Agra.
44(h).	Ramdayal son of Maharaj Singh R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No: 701 area 0.0165 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 14.11.2024 registered in Bahi No: 1, Zild No: 7409, Pages 243 to 262 at Sr. No: 10427 in the office of SR(IV) Agra.

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Praveen Kumar Rawat
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 EN No. - U.P 3868 / 89
 Chamber No. 4 Collectorate, AGRA
 M - 9359976346

44(i).	Ram Singh son of Maharnj Singh R/o Village Bhandai, Tehsil & District Agra	Land Khasra No. 701 area 0.0165 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 14.11.2024 registered in Bahi No. 1, Zild No. 7410 Pages 89 to 110 at Sr. No. 10439 in the office of SR(IV) Agra.
44(j).	Rajveer son of veeru R/o Village Bhandai, Tehsil & District Agra	Land Khasra No. 701 area 0.006875 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 14.11.2024 registered in Bahi No. 1, Zild No. 7410, Pages 161 to 176 at Sr. No. 10443 in the office of SR(IV) Agra.
44(k).	Niroti son of veeru alias Birbal R/o Village Bhandai, Tehsil & District Agra	Land Khasra No. 701 area 0.006875 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 13.12.2024 registered in Bahi No. 1, Zild No. 7455, Pages 1 to 26 at Sr. No. 11489 in the office of SR(IV) Agra.
45.	Jugnu Singh son of Soran Singh Village Bhandai, Tehsil & District Agra	Land Khasra No. 703 area 0.3140 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 30.07.2024 registered in Bahi No. 1, Zild No. 7231, Pages 267 to 346 at Sr. No. 6843 in the office of SR(IV) Agra.
46(a).	Kalva son of Veeru R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No. 704 area 0.026166 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 14.11.2024 registered in Bahi No. 1, Zild No. 7409, Pages 263 to 287 at Sr. No. 10428 in the office of SR(IV) Agra.
46(b).	Rajveer son of Veeru R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No. 704 area 0.02616 situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 14.11.2024 registered in Bahi No. 1, Zild No. 7409, Pages 331 to 346 at Sr. No. 10432 in the office of SR(IV) Agra.
46(c).	Tejpal son of veeru R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No. 704 area 0.130833 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 14.11.2024 registered in Bahi No. 1, Zild No. 7409, Pages 347 to 402 at Sr. No. 10433 in the office of SR(IV) Agra.
46(d).	Niroti son of veeru alias Birbal R/o Village Bhandai, Tehsil & District Agra.	Land Khasra No. 704 area 0.130833 Hectare situated at Village Bhandai, Tehsil and District Agra.	Sale Deed dated 13.12.2024 registered in Bahi No. 1, Zild No. 7453, Pages 243 to 300 at Sr. No. 11470 in the office of SR(IV) Agra.
47.	Khatauni extracts of abovementioned Khasra numbers.		
48.	Copy of layout plan of Atalpuram, Phase-I, situated at village Kakua and Bhandai, Tehsil & District Agra.		
49.	Order of Commissioner, Agra Division, Agra No: 204/Resumption/2024-2025 dated 25.01.2025 regarding resumption of various Khasra numbers of Kakua & Bhandai as mentioned in it.		
50.	Copy of notification u/s 11 of The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (RFCTLARR Act, 2013) regarding acquisition of Khasra No: 626, 659 & 660 of village Bhandai, Tehsil & District Agra.		

12. Whether the Advocate has personally visited the Sub Registrar/Revenue/Municipal office and examined the records. Yes.

13. Whether the search is being made for the period of 13/30 years. If no, reason thereof.

Search Inspection for the period 2012 to 2025 was made in the office of Sub Registrar, Fourth, Agra. The inspection was made for legible/accessible records and the Sub Registrar, Fourth, Agra has issued N.E.C. No.22025004000394 dated 05.05.2025, which shows that the property is free from encumbrance. Hence the opinion is given on the basis of inspection of available and present records only and in view of N.E.C. issued by Sub Registrar, Fourth, Agra.

14. Whether there is any doubt/suspicion about the genuineness of the original documents. If yes, then specify.

I have perused original title deeds and compared the same with certified copies of title deeds and evaluated the same with certified title deeds and establish that both are analogous and registered before the registrar of Assurance.

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Praveen Kumar Rawat
 Advocate
 EN No. - U.P 3868 / 89
 Chamber No. 4 Collectorate, AGRA
 M - 9359976346

15. Final certificate/opinion:

The present title holder Agra Development Authority is a body corporate constituted under the provisions of section-3 & 4 of U.P. urban planning and development Act 1973 having its office at Ratan Muni Road, Jaipur House, Jaipur House Colony, Agra, Uttar Pradesh through its Authorized Officer is having valid and marketable title over captioned property and the property in question is free from encumbrances on the basis of inspection of legible records and in view of NEC issued by S.R. Fourth, Agra and the Project 'ATALPURAM PHASE-I' developed by AGRA DEVELOPMENT AUTHORITY can be accepted for approval.

16. Whether any additional formalities to be completed, if yes, state specifically in case of flat(s)/property(ies) if yes, state specifically in case of letter, possession letter, share certificate, affidavit, power of attorney etc. is required:

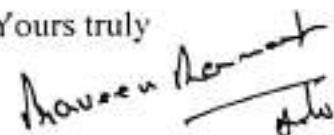
An affidavit elaborating that property in question is free from all sorts of encumbrances, charges or litigation whatsoever and the property in question which is proposed to be developed by ADA is not subject matter to any litigation, attachment or execution before any court of law.

17. Comments on enforceability of property under SARFAESI Act, 2002 and RERA Act, 2016:

That the nature of aforesaid land is non-agricultural as per approved master plan for District Agra and is used for non-agricultural /residential/commercial purpose situated at village Bhandai & Kakua, Tehsil and District, Agra of Uttar Pradesh, hence provisions of SARFAESI Act, 2002 and RERA Act are applicable.

Thanking You,

Yours truly



(PRAVEEN KUMAR RAWAT) 06/05/2022
ADVOCATE

Praveen Kumar Rawat
Advocate
EN No. - U.P 3868 / 89
Chamber No. 4 Collectorate, AGRA
M - 9359976346

कार्यालय उपनिबन्धक

सदर चतुर्थ

आगरा

जनपद

आगरा

आवेदन संख्या : 2202500400399

प्रमाण संख्या : 22025004000394

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

श्री. प्रवीन कुमार रावत एडवोकेट पुत्र- आर०पी० रावत तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति : ग्राम मोहल्ला - भाडई, वार्ड/परगना- भाडई राजस्व ग्राम, कृषि- आगरा विकास प्राधिकरण आगरा, जयपुर
का : हाउस, आगरा प्राधिकृत अधिकारी, खसरा सं० 609 से 660 व खसरा सं० 662 से 666 व खसरा सं० 685 व
विवरण : खसरा सं० 687 से 690 व खसरा सं० 692 से 701 व खसरा सं० 703 व 704 कुल किता 74 कुल रकबा 31.403
हेक्टेयर स्थित अटल पुरम योजना फेस-1, ग्राम भाडई, -

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2014 से दिनांक 03/05/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 05-05-2025

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 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: **ब्रह्म प्रकाश।**

मिलान करने वाले निबन्धन लिपिक: **ब्रह्म प्रकाश।**

**उपनिबन्धक सदर चतुर्थ
आगरा**

प्रिंट करें

PRAVEEN KUMAR RAWAT

Advocate

Civil & Revenue Court's Agra
Legal Advisor- Bank of India
Central Bank of India
Punjab National Bank
Canara Bank.
Indian Bank.
Ref/Com.No: Legal Search/2025

E-Mail: praveenrawat1965@yahoo.com

Mobile: 9359976346

39/44, Old Idgah Colony,
(Opposite Nagar Nigam School)
Agra- 282001

Dated:06.05.2025

To,
Technical Advisor,
Uttar Pradesh Real Estate Regulatory Authority,

Dear Sir,

Subject: - Title Opinion Report Certifying non-encumbrances of the Non-Agricultural Land comprising of Khasra No. 422 to 424, 438, 440, 441, 442, 449, 450, to 455, 468 469, 609, 610, 614, 615, 620, 644, 645, 648, 653, 695, 697, 698, 699, 700, 702, 703, 706, 707, 709, 710, 711, 719, 722, to 728, 733 to 737, 742 to 744, 750, 751, 752, 754, 755, 780 to 782, 786, 787, 791, 798, 802, 803, 826 & 834 total land area of 71 Khasras 11.687 Hectare situated at Atalpuram Phase-I, village Kakua, Tehsil & District Agra, Uttar Pradesh.

I refer to your letter no. NIL dated NIL requesting to furnish non-encumbrances and certify and submit the title cum opinion Report about the clear and marketable title to the above property to Agra Development Authority is a body corporate constituted under the provisions of section-3 & 4 of U.P. urban planning and development Act 1973 having its office at Ratan Muni Road, Jaipur House, Jaipur House Colony, Agra, Uttar Pradesh 282010 through its Authorized Officer. (Owner/Promoter):

1. Description ands Area of the Property.

Specific number(s) and address of Property:

Non-Agricultural Land comprising of Khasra No. 422 to 424, 438, 440, 441, 442, 449, 450, to 455, 468 469, 609, 610, 614, 615, 620, 644, 645, 648, 653, 695, 697, 698, 699, 700, 702, 703, 706, 707, 709, 710, 711, 719, 722, to 728, 733 to 737, 742 to 744, 750, 751, 752, 754, 755, 780 to 782, 786, 787, 791, 798, 802, 803, 826 & 834 total land area of 71 Khasras 11.687 Hectare situated at Atalpuram Phase-I, village Kakua, Tehsil & District Agra, Uttar Pradesh.

2. Nature of Property (Whether Agricultural, Non- Agricultural, Commercial, Residential or Industrial. If non-Agricultural, the reference and date of conversion order from the competent authority should be mentioned.

The nature of land is non-agricultural as situated within Atalpuram Phase-I, village Bhandai, Tehsil & District Agra, Uttar Pradesh.

3. The owner is Partner/Director/Trustee who is developing the property on behalf of Partnership/Company/Trust, whether he/she has the authority. Copy of the Resolution/Memorandum & Articles of Association/Partnership Deed etc. whether examined and verified:

Praveen Rawat
Praveen Kumar Rawat
Advocate
EN No. - U.P 3868 / 89
Chamber No. 4 Collectorate, AGRA
M - 9359976346

(2)

This is for project approval only. Promoter **Agra Development Authority** is a body corporate constituted under the provisions of section-3 & 4 of U.P. urban planning and development Act 1973 having its office at Ratan Muni Road, Jaipur House, Jaipur House Colony, Agra, Uttar Pradesh 282010 through its Authorized Officer.

4. **Whether any minor, lunatic or undischarged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps be taken.**
No, any minor, lunatic or undischarged insolvent is not involved.
5. **Whether the property is freehold or leasehold. If Ancestral then period of lease, and if freehold whether Urban Land Ceiling Act applies and permissions to be obtained.**
Freehold property. The Urban Land Ceiling Act has been repealed in the State of U.P., hence not applicable.
6. **Source of Property i.e., Self-Acquired or Ancestral. If Ancestral then mode of succession and whether original WILL/Probate is available.**
Self-Acquired.
7. **Whether the Owner is Co-owner/Joint Owner and/or any partition of the property is made between the members of the family through Partition deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.**
No.
8. **Whether the Owner is in exclusive possession of the Property or it is leased/rented out to third party.**
As per documents, the present titleholder is in possession.
9. **Whether the property is mutated in municipal/revenue records and Owner's name is reflecting and if not, the reason thereof.**
Yes, the name of present titleholder is mutated in revenue records over most of the khasra numbers and it is in process for mutation over remaining khasra numbers. Present title holder Agra Development Authority has applied for the same.
10. **Whether any restriction is imposed under the Central/State/Local Laws whose consent or permission would be required for development of the Project.**

No.

Praveen Kumar Rawat3
PR

Praveen Kumar Rawat
Advocate
EN No. - U.P 3868 / 89
Chamber No. 4 Collectorate, AGRA
M - 9359976346

11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.

Yes all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Following Documents by which Agra Development Authority acquired land were perused:-

1.	Khatauni extracts of abovementioned Khasra numbers.
2.	Copy of layout plan of Atalpuram, Phase-I, situated at village Kakua and Bhandai, Tehsil & District Agra.
3.	Order of Commissioner, Agra Division, Agra No: 204/Resumption/2024-2025 dated 25.01.2025 regarding resumption of various Khasra numbers of Kakua & Bhandai as mentioned in it.
4.	Copy of notification u/s 11 of The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (RFCTLARR Act, 2013) dated 09.04.2025 regarding acquisition of village Kakua, Tehsil & District Agra.

12. Whether the Advocate has personally visited the Sub Registrar/Revenue/Municipal office and examined the records. Yes.

13. Whether the search is being made for the period of 13/30 years. If no, reason thereof.

Search Inspection for the period 2012 to 2025 was made in the office of Sub Registrar, Fourth, Agra. The inspection was made for legible/accessible records and the Sub Registrar, Fourth, Agra has issued N.E.C. No.22025004000395, 22025004000397 & 22025004000398 all dated 05.05.2025, which shows that the property is free from encumbrance. Hence the opinion is given on the basis of inspection of available and present records only and in view of N.E.C. issued by Sub Registrar, Fourth, Agra.

14. Whether there is any doubt/suspicion about the genuineness of the original documents. If yes, then specify.

I have perused original documents and compared the same with certified copies and evaluated the same and establish that both are analogous.

15. Final certificate/opinion:

The present title holder Agra Development Authority is a body corporate constituted under the provisions of section-3 & 4 of U.P. urban planning and development Act 1973 having its office at Ratan Muni Road, Jaipur House, Jaipur House Colony, Agra, Uttar Pradesh through its Authorized Officer is having valid and marketable title over captioned property and the property in question is free from encumbrances on the basis of inspection of legible records and in view of NEC issued by S.R. Fourth, Agra and the Project 'ATALPURAM PHASE-I' developed by AGRA DEVELOPMENT AUTHORITY can be accepted for approval.

Praveen Kumar Rawat
Advocate
 EN No. - U.P 3868 / 89
 Chamber No. 4 Collectorate, AGRA
 M - 9359976346

(4)

16. Whether any additional formalities to be completed, if yes, state specifically in case of flat(s)/property(ies) if yes, state specifically in case of letter, possession letter, share certificate, affidavit, power of attorney etc. is required:

An affidavit elaborating that property in question is free from all sorts of encumbrances, charges or litigation whatsoever and the property in question which is proposed to be developed by ADA is not subject matter to any litigation, attachment or execution before any court of law.

17. Comments on enforceability of property under SARFAESI Act, 2002 and RERA Act, 2016:

That the nature of aforesaid land is non-agricultural as per approved master plan for District Agra and is used for non-agricultural /residential/commercial purpose situated at village Bhandai & Kakua, Tehsil and District, Agra of Uttar Pradesh, hence provisions of SARFAESI Act, 2002 and RERA Act are applicable.

Thanking You,

Yours truly

Praveen Kumar Rawat
06.05.2025

(PRAVEEN KUMAR RAWAT)
ADVOCATE

Praveen Kumar Rawat

Advocate

EN No. - U.P 3868 / 89

Chamber No. 4 Collectorate, AGRA

M - 9359976346

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

श्री. प्रवीन कुमार रावत एड० पुत्र- आर०पी० रावत तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

ग्राम/मोहल्ला - ककुआ, वार्ड/परगना- आगरा, कृषि- आगरा विकास प्राधिकरण आगरा, जयपुर हाउस, आगरा सम्पत्ति का प्राधिकृत अधिकारी, खसरा सं० 422 से 424 व 438 व 440 से 442 व 449 से 455 व 468, 469 व 609, 610, विवरण : 614, 615, 620, 644, 645, 648, 653, 695 कुल किता 26 कुल रकबा 5.061 हेक्टेयर स्थित अटल पुरम योजना फेस-1, ग्राम ककुआ, आगरा, -

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2014 से दिनांक 02/05/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 05-05-2025

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूढ़े 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: **ब्रहम प्रकाश।**

मिलान करने वाले निबन्धन लिपिक : **ब्रहम प्रकाश।**

उपनिबन्धक सदर चतुर्थ
आगरा

प्रिंट करें

कार्यालय उपनिबंधक सदर चतुर्थ आगरा जनपद आगरा

आवेदन संख्या :2202500400402

प्रमाण संख्या :22025004000397

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

श्री- प्रवीन कुमार रावत एड० पुत्र- आर०पी० रावत 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 - ककुआ, वार्ड/परगना- ककुआ राजस्व ग्राम, कृषि- आगरा विकास प्राधिकरण आगरा, जयपुर हाउस, आगरा प्राधिकृत अधिकारी, खसरा सं० 697 से 700 व 702, 703, 706, 707 व 709 से 711 व 719 व 722 से 728 व 731 से 737 व 742 से 744 व 750 से 752 व 754, 755 कुल किता 34 कुल रकबा 4.149 हेक्टेयर स्थित अटल पुरम योजना फेस-1, ग्राम ककुआ, आ. -

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2014 से दिनांक 02/05/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :05-05-2025

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के व्योरे 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. वर्णित 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: ब्रह्म प्रकाश।

मिलान करने वाले निबन्धन लिपिक: ब्रह्म प्रकाश।

उपनिबन्धक सदर चतुर्थ
आगरा

प्रिंट करे

कार्यालय उपनिबन्धक सदर चतुर्थ आगरा जनपद आगरा

आवेदन संख्या :2202500400403

प्रमाण संख्या :22025004000398

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

श्री. प्रवीन कुमार रावत एड० पुत्र- आर०पी० रावत तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

ग्राम मोहल्ला - ककुआ, वार्ड/परगना- ककुआ राजस्व ग्राम, कृषि- आगरा विकास प्राधिकरण आगरा, जयपुर सम्पत्ति का हाउस, आगरा प्राधिकृत अधिकारी, खसरा सं० 780 से 782 व 786, 787, 791, 798, 802, 803, 826 व 834 विवरण : कुल किता 11 कुल रकबा 2.477 हेक्टेयर स्थित अटल पुरम योजना फेस-1, ग्राम ककुआ तहसील व जिला- आगरा, -

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2014 से दिनांक 02/05/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :05-05-2025

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँडे 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: **ब्रहम प्रकाश।**

मितान करने वाले निबन्धन लिपिक : **ब्रहम प्रकाश।**

उपनिबन्धक सदर चतुर्थ
आगरा

प्रिंट करें