

Rohit Pal Singh

(Advocate LL.M.)

Panel Advocate:

Indian Bank,
ICICI Bank Ltd.,
LIC Housing Finance Ltd.,
PNB Housing Finance Ltd.,
Aditya Birla Housing Finance Ltd.

Chamber: Behind New Library,
Civil Courts, Agra- 2

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LEGAL TITLE OPINION REPORT

REFERENCE NO.:

Dated: 03.06.2022

Report Status: Positive

Search Receipt No: 01 & 202200201547

Search Certificate No: 3478 & 22022002001563

Date of Search Receipt: 30.05.2022 & 02.06.2022

Sub-Registrar office at Sub-Registrar: Second

To,

M/s. R. J. Infra Homes Pvt. Ltd.,

G-15, Raman Tower Sanjay Place, Agra- 282002.

Sir,

As desired by you the records of Sub-Registrar, Second, have been verified by me for the period of last 13 Years for investigation of title in respect of above property. I have also verified documents mentioned in the schedule. On the basis of above documents my REPORT/CERTIFICATE is given as under and I have above 10 year experience as a panel Advocate in Banks:

SUBJECT: TITLE CLEARANCE CERTIFICATE

a) Name/s of all the Title holders/Present Owner/s of the Property/Properties:

M/s. R. J. Infra Homes Pvt. Ltd. through its Director Shri Mukesh Kumar Agarwal S/O Shri Radhey Lal Agarwal and Smt. Padam Agarwal W/o Shri Mukesh Kumar Agarwal R/o – 106A Kamla Nagar, Agra.

b) Description of Property: A land, area 1.7433 hectare situated in Khasra no. 30, Mauza Patholi, Tehsil and District Agra.

East: Chak Road

West: Land of Other

North: Part of land of Khasra no. 30 of Anshika Agarwal

South: Part of land of Khasra no. 30


Rohit Pal Singh
LL.M. (Advocate)
Civil Court, Agra

Particulars of all documents made available for verification with their Registration No., Date, (State here whether Original or Photo Copy):

1. Photocopy of Khatoni Fasli Year 1424-1429 in favour of *M/s. R. J. Infra Homes Pvt. Ltd. through its Director Shri Jitendra Bansal S/o Shri Raj Narayan Bansal and Shri Sanjeev Mittal S/o Shri Vishnu Kumar Mittal* regarding a land in Khasra no. 30, Mauza Patholi, Tehsil and District Agra.
2. Certified copy of sale deed executed by *Shri Ravindra Singh S/o Shri Rajendra Singh* in favour of *M/s. R. J. Infra Homes Pvt. Ltd. through its Director Shri Jitendra Bansal S/o Shri Raj Narayan Bansal and Shri Sanjeev Mittal S/o Shri Vishnu Kumar Mittal* which was registered on dated 26.09.2012 in Book no. 1, Volume no. 9131 and Page no. 313 to 444 on Sr. no. 13346 in respect of a land, area 1.8483 hectare situated in Khasra no. 30, Mauza Patholi, Tehsil and District Agra.
3. Photocopy of sale deed executed by *M/s. R. J. Infra Homes Pvt. Ltd. through its authorized representative Shri Mukesh Kumar Agarwal S/o Shri Radhey Lal Agarwal* in favour of *Smt. Anshika Agarwal W/o Shri Shailesh Agarwal* which was registered on dated 19.02.2022 in Book no. 1, Volume no. 15806 and Page no. 173 to 188 on Sr. no. 1644 in respect of a land, area 0.1050 hectare situated in Khasra no. 30, Mauza Patholi, Tehsil and District Agra.
4. Photocopy of Resignation Letters from the post of directors dated 06.05.2013.
5. Photocopy of Intimation Letters of appointment letters dated 19.11.2021.
6. Photocopy of Company Master Data.
7. Photocopy of Sanctioned Map no. ADA/LD/21-22/1323 issued by Agra Development Authority, Agra.

Devolution of Title / Title Flow/Opinion/Observation:

That from the inspection and perusal of aforesaid documents it is clear that *M/s. R. J. Infra Homes Pvt. Ltd. through its Director Shri Jitendra Bansal S/o Shri Raj Narayan Bansal and Shri Sanjeev Mittal S/o Shri Vishnu Kumar Mittal* were the owners of the property bearing Khasra no. 30, Mauza Patholi, Tehsil and District Agra recorded as Sankramaniya Bhumidhar in revenue records and they purchased such property from *Shri Ravindra Singh S/o Shri Rajendra Singh* vide sale deed which was registered on dated 26.09.2012 in Book no. 1, Volume no. 9131 and Page no. 313 to 444 on Sr. no. 13346 in respect of a land, area 1.8483 hectare situated in Khasra no. 30, Mauza Patholi, Tehsil and District Agra.

That *Shri Jitendra Bansal S/o Shri Raj Narayan Bansal and Shri Sanjeev Mittal S/o Shri Vishnu Kumar Mittal* resigned from the post of director on dated 06.05.2013 thereafter *Shri Mukesh Kumar Agarwal S/O Shri Radhey Lal Agarwal and Smt. Padam Agarwal W/o Shri Mukesh Kumar Agarwal* were appointed as director in company *M/s. R. J. Infra Homes Pvt. Ltd.*

That M/s. R. J. Infra Homes Pvt. Ltd. through its authorized representative Shri Mukesh Kumar Agarwal S/o Shri Radhey Lal Agarwal executed a sale deed in favor of Smt. Anshika Agarwal W/o Shri Shailesh Agarwal which was registered on dated 19.02.2022 in Book no. 1, Volume no. 15806 and Page no. 173 to 188 on Sr. no. 1644 in respect of a land, area 0.1050 hectare situated in Khasra no. 30, Mauza Patholi, Tehsil and District Agra.

Thereafter M/s. R. J. Infra Homes Pvt. Ltd. sanction a map regarding to remaining area 1.7433 hectare having map no. ADA/LD/21-22/1323 approved by Agra Development Authority, Agra.

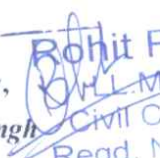
So present owner/s M/s. R. J. Infra Homes Pvt. Ltd. through its Director Shri Mukesh Kumar Agarwal S/O Shri Radhey Lal Agarwal and Smt. Padam Agarwal W/o Shri Mukesh Kumar Agarwal are bonafide owners of the land.

CERTIFICATE

THIS IS TO CERTIFY that, M/s. R. J. Infra Homes Pvt. Ltd. through its director Shri Mukesh Kumar Agarwal S/O Shri Radhey Lal Agarwal and Smt. Padam Agarwal W/o Shri Mukesh Kumar Agarwal are the absolute owner/s of a land, area 1.7433 hectare situated in Khasra no. 30, Mauza Patholi, Tehsil and District Agra; hereinafter referred to as the "said property". The title of the said property is CLEAR, MARKETABLE AND FREE FROM ALL REGISTERED ENCUMBRANCES. M/s. R. J. Infra Homes Pvt. Ltd. through its Director Shri Mukesh Kumar Agarwal S/O Shri Radhey Lal Agarwal and Smt. Padam Agarwal W/o Shri Mukesh Kumar Agarwal having valid, absolute, clear and marketable title of the said property.

Yours faithfully,

for Rohit Pal Singh
Advocate


Rohit Pal Singh
O.H.L.M. (Advocate)
Civil Court, Agra
Regd. No. 8279/07

Notes/Disclaimer: The report is based on documents furnished to us and information received during our investigation as well as clarification received during the process of perusal of documents. Any pendency of litigation against the subject property is beyond the scope of this report.

(भाग 1)

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रक्खा जाने वाला)

क्रम संख्या

अथ या प्रार्थना-पत्र प्रस्तुत करने का दिनांक 29/5/22
प्रस्तुतकर्ता या प्रार्थी का नाम श्री विद्यामणि
अथ का प्रकार.....
तेफल की धन राशि.....
रजिस्ट्रीकरण शुल्क.....
प्रतिलिपिकरण शुल्क 20/-
निरीक्षण या तलाश शुल्क.....
मूख्तारनामा के अधिप्रमाणीकरण के लिये शुल्क.....
कमीशन शुल्क.....
विविध.....
यात्रिक भत्ता.....
से 6 तक को योग 22/-
शुल्क वसूल करने का दिनांक 29/5/22
दिनांक जब लेख्य प्रतिलिपि या तलाश.....
माण-पत्र वापिस करने के लिये तैयार होगा।
जिस्ट्रीकरण अधिकारी के हस्ताक्षर.....

SEARCH CERTIFICATE

Application No. 3688 of 2022 Certificate No. 3478 of 2022

Applicant श्री. वि. प्रसाद सिंह having applied to me for certificate giving particulars of the Registered Acts and encumbrances, if any in respect of unencumbered property

(1) As Stated in Application Property Owner:- श्री. वि. प्रसाद सिंह अर. 0: उत्तरांचल प्र. वि. स्टार डी. 31/2/22
16/12/2021 अर. 0: उत्तरांचल प्र. वि. स्टार डी. 31/2/22
16/12/2021 अर. 0: उत्तरांचल प्र. वि. स्टार डी. 31/2/22

(2) Property Details: 100 बघर आवासीय भूखंड नं. 30 शि. 17433 ई

(3) Boundaries: East पुनः वस
 West श्री. वि. प्रसाद सिंह
 North उत्तरांचल प्र. वि. स्टार डी. 31/2/22
 South उत्तरांचल प्र. वि. स्टार डी. 31/2/22

(4) Situated At: उत्तरांचल प्र. वि. स्टार डी. 31/2/22

I hereby certify that a search has been made in the book I into the indexes regulating there to from 28/05/2022 to 21/02/2022 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 ancumbrances other acts and encumbrancees effecting the said property have been found.

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

Reddy
 Signature of
 Registering
 Officer, Agra,
 Distt. Agra

NOTE:-

- The act and ancumbrances shown in the certify of those discovered with reference of the description of Properties furnished by the applicant it 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.
- 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.
- This certificate does not include such document if any which have been presented have not been registered

भुगतान पावती

उत्तर प्रदेश सरकार

निबन्धन कार्यालय - भुगतान पावती

आवेदन संख्या : २२०२२००२०१८९३
आवेदन तिथि : ०२/०६/२०२२
आवेदक का नाम : : रोहित पाल सिंह एड०
मोबाइल संख्या : ९८३७२९४००२

भुगतान का विवरण

भुगतान विधि : ई भुगतान
पंजीकरण राशि : १००
भुगतान तिथि : ०२/०६/२०२२
भुगतान पावती संख्या : २०२२००२०१५४१७

कार्यालय उपनिबन्धक सदर द्वितीय आगरा जनपद आगरा

आवेदन संख्या :2202200201893

प्रमाण संख्या :22022002001563

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

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

ग्राम/मोहल्ला - पथौली, वार्ड/परगना- आगरा, आवासीय- मैसर्स आर जे इन्फ्रा होम्स प्रा० लि० द्वारा डायरेक्टर जितेन्द्र सम्पत्ति बंसल निवासी 26/87 जीवनीमण्डी आगरा व श्री संजीव मित्तल पुत्र श्री विष्णु कुमार मित्तल निवासी 46ए बसन्त विहार का कमला नगर आगरा। , एक किता आराजी रकवई 1.7433 है० व खसरा नं० 30 वाकै मौजा पथौली तहसील व जिला विवरण : आगरा। पूरव-चक रोड पश्चिम-खेत दीगर उत्तर-खेत अंशिका अग्रवाल जो खसरा नं० 30 का भाग है दक्षिण-खसरा नं० 30 का भाग ,

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2011 से दिनांक 27/05/2022 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :02-06-2022 -----

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे 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**