

UTTAM SINGH

ADVOCATE (M.PHIL.)

Office/Chamber:
Civil Court Compound, Mathura (U.P.)
Email: uttamsinghadvocate@gmail.com

Residence
223/89, Jyoti Nagar, Radhika Vihar
Mathura (U.P.) 281004 Mob: 98088645

Date: 15.02.2023

To,
The Concerned person.

Re: Legal Report - A D N S Homs Pvt. Ltd. Regd address 44, Krishnapuri Mathura U.P. through Director Anil Kumar S/o Shri Jay Gopal Upadhyay R/o C/o 44 Krishnapuri Mathura U.P.

Sub- Legal opinion of Subjected property part of khasra no. 4 having area 3018.32 Sq. Meter situated in Mauja Dhaurera Bangar inside "Basera Baikunth Awasiya Parisar" Mathura, Tehsil & Distt. Mathura.

Detail of Property:

Part Khasra no.04 Situated at Mauja Dhaurera Bangar inside "Basera Baikunth Awasiya Parisar" Mathura, Tehsil & Distt. Mathura.

Boundaries & Area: as per Sale deed Bahi No.1, Zild No.10846, page no. 341-352 Sr. No.17569, Reg. dated 31-12-2021

East- Land Other
West- Rasta above more then 6 Meter
North- Park
South- Land other

Measurement –

East- One part 46 feet & Second part 98 Feet & Third part 205 feet
West- 295 feet
North- One part 92 feet & Second part 63 Feet
South- 54 Feet

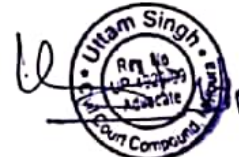
Total Area – 3018.32 Sq. Meter

OWNER OF THE SAID PROPERTY:- A D N S Homs Pvt. Ltd. Regd address 44, Krishnapuri Mathura U.P. through Director Anil Kumar S/o Shri Jay Gopal Upadhyay R/o C/o 44 Krishnapuri Mathura U.P..

Sir,

We have perused the documents listed in this letter in respect of the above mentioned property.

1. **Certified copy of Sale deed Bahi No.1, Zild No.10846, page no. 341-352 Sr. No.17569, Reg. dated 31-12-2021.**



2. **Photo copy of sale deed** Bahi No.1, Zild No.1531, page no. 1-34 Sr. No.6685, Reg. dated 04-07-2004.
3. **Photo copy of Sanctioned Map** for residential Group housing /02679/MVDA/BP/20-21/0486/26112022 VIDE FILE NO. MVDA/BP/20-21/0486 dated 1001-2023.
4. **List of Sanctioned Unit/Flat**
5. **Original Copy NEC form No. 29 issued by Sub registrar office, Mathura**
6. Original Search receipt No. 96 dated 15-02-2023

NEC/Search receipt details: NEC receipt no.2023245003628 dated 09-02-2023 & Receipt No. 96 dated 15-02-2023

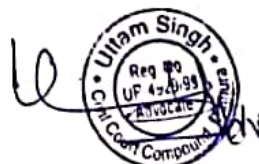
Tracing of chain of title:

- 1) That Shri Tej Singh S/o Shri Jhandu Singh, Shri Panna Lal S/o Shri Gangi anjd Shri Behari Lal S/o Shri Bhagwat had executed sale deed of agricultural land in favour of Shri Hariom Sharma S/o Shri Prabhu Dayal Sharma, which is registered Sub registrar office, Mathura at bahi No. 1, zild No. 1531, Pages No. 1 to 34 at the Document No. 6685 dated 04-07-2005.
- 2) That Ramkishan Agrawal S/o Shri Jayanti Prasad R/o Chhipi Gali-Vrindavan, Tehsil & Distt. Mathura through POA Hariom Sharma S/o Shri Prabhu Dayal Sharma R/o Godhulipuram Colony Vrindavan, Tehsil & Distt. Mathura (POA regd. At bahi no.4 jild no.106 page no. 39-48 Sr. No. 266 dated 17-12-2012), & Shri Radhe Shelters Pvt. Ltd. Head office Atalla Chungi Vrindavan, Tehsil & Distt. Mathura through Director Company Ramkishan Agrawal S/o Shri Jayanti Prasad R/o Chhipi Gali-Vrindavan, Tehsil & Distt. Mathura executed a sale deed (on behalf of Agreement to sale which was regd. At bahi no.1 jild no.10249 page 351-364 Sr. no. 10365 dated 09-11-2020) (concentre agreement to sale) of one kita Bhukhand having area 3018.32 Sq. Meter in favour of A D N S Homs Pvt. Ltd. Regd address 44, Krishnapuri Mathura U.P. through Director Anil Kumar S/o Shri Jay Gopal Upadhyay R/o C/o 44 Krishnapuri Mathura U.P. which is regt. At Bahi No.1, Zild No.10846, Page No. 341-352, Sr. No.17569, Reg. dated 31-12-2021.
- 3) That Mathura Vrindavan Development authority approved the Sanctioned Map for residential Group housing /02679/MVDA/BP/20-21/0486/26112022 VIDE FILE NO. MVDA/BP/20-21/0486 dated 1001-2023.

Encumbrance Certificate:

This is to certify that I have inspected the record from 2009 to 31-01-2023 (Index Register-2) in the office of Sub-Registrar, Mathura.

A D N S Homs Pvt. Ltd. Regd address 44, Krishnapuri Mathura U.P. through Director Anil Kumar S/o Shri Jay Gopal Upadhyay R/o C/o 44 Krishnapuri Mathura U.P. has a transferable title, right and interest in the property. The property is free from any registered encumbrances.

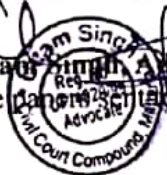


THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002(SARFAESI ACT 2002) is Enforceable.

TITLE CERTIFICATE: I certified that A D N S Homs Pvt. Ltd. Regd address 44, Krishnapuri Mathura U.P. through Director Anil Kumar S/o Shri Jay Gopal Upadhyay R/o C/o 44 Krishnapuri Mathura U.P. having absolute, clear, valid and Marketable title to the said Property.

Yours faithfully,


Uttam Singh Advocate
The documents to us are being returned herewith.



करण अधिकारी के हस्ताक्षर

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम
मधुरा

क्रम संख्या 2023245003628

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 09/02/2023

प्रस्तुतकर्ता या प्रार्थी का नाम उत्तम सिंह एड०

लेख का प्रकार: भार प्रमाण 2011 वर्ष से 2023 वर्ष
तक

प्रतिकर्ष की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुस्तार के अधिप्रमाणी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 09/02/2023

दिनांक जब लेख प्रतिलिपि या तलाश 09/02/2023

प्रमाण पत्र वापस करने के लिए तैयार
किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रमाण आभिमोक्षण
क० उ० नि०, मधुरा

96

15/12/23

मापों के 25

20004-23

माप

100

प्रभारी अभिलेखागार
पर्यालय उप निबन्धक
मथुरा

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