

**Title Search Report of Property
at
Village-Bhikampur, G.T. Road,
Pargana and Tehsil-Koil, District-
Aligarh**

In the State of Uttar Pradesh.

DATE: 13.06.2023


AMIT NIRMAL
Advocate
Mob.-8077059486
9412733079

AMIT NIRMAL
GROUND FLOOR, SAI PLAZA,
NIRANJANPURI, RAMGHAT ROAD,
ALIGARH-202001

MOBILE-8077059486

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

पंजीकरण संख्या: संतर द्वितीय क्रम संख्या 2023012013478
जलीमद

लेख को प्रार्थना पर प्रस्तुत करने का दिनांक 13/06/2023

प्रस्तुतकर्ता या प्रार्थी का नाम अमित निमित्त एडव

लेख का प्रकार मुआयना
2010 वर्ष में 2022 तक

प्रतिफल की दरराशि 100

1. सीमा प्रवेश शुल्क
2. प्राथमिकीकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. भू-सात के डिप्टिप्रभावी करण विना शुल्क
5. अवीजन शुल्क
6. लायेंस
7. फाइनल जना

2 म 10 तक का राक 100

शुल्क समूह करने का दिनांक 13/06/2023

दिनांक जब तक प्रतिनिधि या तलाश 13/06/2023

प्रमाण पत्र वापस करने के लिए वेबसाइट

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 1

भाग 1 की प्रतिलिपि पर फिर से लगाया जाने वाला

पंजीकरण संख्या: संतर द्वितीय क्रम संख्या 2023012013478
जलीमद

अधिनियम 18 1908 की धारा 52 के अर्धीन गवीर

प्रस्तुतकर्ता या प्रतिनिधि या तलाश प्रमाण पत्र के लिए प्रार्थी का नाम
अमित निमित्त एडव

2010 वर्ष में 2022 तक

प्राथमिकीकरण का नाम

लेख का प्रकार मुआयना

प्रतिफल की दरराशि 100

प्रार्थना पर प्रस्तुत करने का दिनांक 13/06/2023

दिनांक जब लेख प्रतिनिधि 13/06/2023

या तलाश प्रमाण पत्र वापस करने के लिए वेबसाइट होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



INTRODUCTION

This title search has been undertaken in respect of the following Land and Building Property which is part and parcel of Khasra No.152 having an area-0.3963 Hectare=3963sq.Mtr. situated at Village-Bhikampur, G.T. Road, Pargana and Tehsil-Koil, District-Aligarh owned by M/s Smriti Colonizers and Builders, Second Floor, Sarrafa Complex, Sarrafa Bazar, Aligarh through its partner Sri Amit Kumar son of Late Chandra Shekhar resident of M.I.G.-29, Awas Vikas Colony, Sasni Gate, Aligarh ("the Client") and are situated in Village-Bhikampur, G.T. Road, Pargana and Tehsil-Koil, District-Aligarh (hereinafter referred to as "the property") in Aligarh.

S. No.	Khasra No.	Area (in He)
1.	152	0.3963
TOTAL		0.3963 He

(A) General Scope of Work

The scope of the investigation involved the search of the title over the Property by inspecting the records for the last 30 years and to determine how the Property was acquired by the owners, devolution of title, encumbrances.

(B) Methodology

Based upon the aforementioned scope of work, we have perused various documents and conducted searches at various offices as stated in this Report.

(C) Scope Limitation

The Scope of our review is limited by the following general parameters :

1. We have assumed that the documents perused by us are copy(ies) of the original version(s). We have not verified the original documents and we suggest that the original documents be verified prior to the consummation of the transactions.
2. We have assumed that the documents perused by us in connection with any particular issue are the only documents relating to such issue.
3. To the extent possible, we have relied upon documents and records maintained at various offices as stated in the Report.
4. We have conducted searches at various offices as stated in the Report.
5. While conducting the search exercise, we have assumed the genuineness of all signatures, authenticity of all the documents and statements submitted to us as the original and conformity of copies or extract submitted to us with that of original documents.

6. We further express no independent opinion in respect of any charge, lien and encumbrance already created on the property but not registered with any authorities.
7. We clarify that for the due diligence we have not made any enquiries on pending litigations in the local courts.
8. We clarify that no physical survey of the property has been undertaken by us.
9. The report is limited to the issues that may arise under the laws of India as on the date of this report.
10. While reasonable care has been taken on preparation of the report Amit Nirmal, its partners, associates and employees shall not be accountable or liable except for gross negligence. The liability of Amit Nirmal (including the liability, if any, of its partners, associates and employees shall be limited to the extent of fees paid for this report.

OBSERVATIONS

Part and parcel of Khasra No.152 having an area-0.3963 Hectare=3963sq.Mtr. situated at Village-Bhikampur, G.T. Road, Pargana and Tehsil-Koil, District-Aligarh

Upon perusal of documents referred herein above and recital therein I, have gone through the documents mentioned in this report and thoroughly examined the document provide to me in respect the property in question belongs to **Sri Tejpal Singh and Sri Babu Lal sons of Sri Chhitar Singh both resident of Village-Bhikampur, Pargana and Tehsil-Koil, District-Aligarh and other co-sharer** were the absolute owners and in possession of Khasra No.152 having an area-1.359 Hectare situated at Village-Bhikampur, Pargana and Tehsil-Koil, District-Aligarh and having bhumidari rights are recorded names find place in two Khatauni and After death of Sri Tejpal Singh and Sri Babu Lal as their legal heirs, successors **Sri Mahesh Chandra and Banwari Lal sons of Sri Tejpal Singh resident of Village-Bhikampur, Pargana and Tehsil-Koil, District-Aligarh and Sri Than Singh Verma son of Sri Babu Lal and Smt. Leelawati Devi wife of Sri Babu Lal both resident of Village-Bhikampur, Pargana and Tehsil-Koil, District-Aligarh and other co-sharer** were the absolute owners and in possession of Khasra No.152 having an area-1.359 Hectare situated at Village-Bhikampur, Pargana and Tehsil-Koil, District-Aligarh and having bhumidari rights are recorded names find place in two Khatauni thereof. Out of which **Sri Mahesh Chandra son of Sri Tejpal Singh resident of Village- Bhikampur, Pargana and Tehsil-Koil, District-Aligarh** executed a registered sale deed dated-19.11.2020 in respect of area-0.11325 Hectare of Khasra No.152 situated at Village-Bhikampur, Pargana and Tehsil-Koil, District-Aligarh infavour of **M/s Smriti Colonizers and Builders, Second Floor, Sarrafa Complex, Sarrafa Bazar, Aligarh** through its partner **Sri Amit Kumar son of Late Chandra Shekhar resident of M.I.G.-29, Awas Vikas Colony, Sasni Gate, Aligarh** and as such said firm became the absolute owner and in possession thereof.

Out of which Sri Than Singh Verma son of Sri Babu Lal and Smt. Lhawati Devi wife of Sri Babu Lal both resident of Village-Bhikampur, Pargana and Tehsil-Koil, District-Aligarh executed a registered sale deed dated-16.12.2020 in respect of area-0.169875 Hectare of Khasra No.152 situated at Village-Bhikampur, Pargana and Tehsil-Koil, District-Aligarh infavour of M/s Smriti Colonizers and Builders, Second Floor, Sarrafa Complex, Sarrafa Bazar, Aligarh through its partner Sri Amit Kumar and as such said firm became the absolute owner and in possession thereof.

Out of which Sri Banwari Lal son of Sri Tej Pal Singh resident of Village-Bhikampur, Tehsil-Koil, District-Aligarh executed a registered sale deed dated-16.04.2021 in respect of area-0.11325 Hectare of Khasra No.152 situated at Village-Bhikampur, Pargana and Tehsil-Koil, District-Aligarh infavour of M/s Smriti Colonizers and Builders, Second Floor, Sarrafa Complex, Sarrafa Bazar, Aligarh through its partner Sri Amit Kumar and as such said firm became the absolute owner of area-3963sq.Mtr. and in possession and its name mutated in Khatauni and he got sanctioned map from ADA in own name as the chain of title is complete, clear and unbreakable and has acquired good, clear, legal and valid marketable title thereof, therefore, its have every right to utilize the same in any manner whatsoever as per its own choice and said property is enforceable in Sarfaesi Act.

Further M/s Smriti Colonizers and Builders sold out many plots out of property in question infavour other persons.

CONCLUSION

Entire Land and Building Property which is part and parcel of Khasra No.152 having an area-0.3963 Hectare=3963sq.Mtr. situated at Village-Bhikampur, G.T. Road, Pargana and Tehsil-Koil, District-Aligarh owned by M/s Smriti Colonizers and Builders, Second Floor, Sarrafa Complex, Sarrafa Bazar, Aligarh through its partner Sri Amit Kumar son of Late Chandra Shekhar resident of M.I.G.-29, Awas Vikas Colony, Sasni Gate, Aligarh.

ENCLOSED-

1. Search Receipt No.2023012013478 Dated-13.06.2023 of Sub-Registrar, Koil, Aligarh.

Yours faithfully,

For AMIT NIRMAL

ADVOCATE


AMIT NIRMAL
Advocate
Mob.-8077059486
9412733079

Place: ALIGARH

Date: 13.06.2023