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Advocate

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Nirala Nagar, Shilpurwa,
Mahmoorgaj, Varanasi-10

Date: 04-12-2025

TITLE SEARCH REPORT

To,

D M S ASSOCIATES

situated at K. 63/114, Bhoot Bhairav Nakhas,
Gola Dinanath, Varanasi.

Dear Sir/Madam,

Sub: Legal Serutiny Report in respect of the file of D M S Associates (PAN-AANFD6318B, Date on Incorporation- 01-05-2017) situated at K. 63/114, Bhoot Bhairav Nakhas, Gola Dinanath, Varanasi through its Partners Sanjay Kumar Keshari S/o Amarnath Keshari R/o K. 64/50, Gola Deenanath, City Varanasi and Naveen Kumar S/o Surendra Prasad Baranwal R/o Sa. 3/184M-11, Bajrang Nagar Colony, Daulatpur, Varanasi

As desired by you, I/we are furnishing hereunder the legal scrutiny report with title search in respect of the Property (Described hereto)

DESCRIPTION OF THE PROPERTY:-

All piece & parcel of land bearing Arazi No. 626 measuring 0.375 Hect or 375 Aer or 40800 sq ft i.e. 3791.82 sq meter situated at Mauza Kesharipur, Pargana Dehat Amanat, Tehsil Sadar and Distt Varanasi, butted and bounded as under :-

East : Kachcha way 25 ft wide

West : Land of Dwarika Nath and others

North : Land of Ramraj and others.

South : Land of Vaishali Real Estate

NAME OF PRESENT OWNER- D M S Associates (PAN-AANFD6318B, Date on Incorporation- 01-05-2017) situated at K. 63/114, Bhoot Bhairav Nakhas, Gola Dinanath, Varanasi through its Partners Sanjay Kumar Keshari S/o Amarnath Keshari R/o K. 64/50, Gola Deenanath, City Varanasi and Naveen Kumar S/o Surendra Prasad Baranwal R/o Sa. 3/184M-11, Bajrang Nagar Colony, Daulatpur, Varanasi

(FLOW OF TITLE OF PROPERTY-HISTORY OF TITLE)

On the inspection of Revenue Records it is found that the property Arazi No. 626 total area 375 Aer i.e. 40800 sq ft i.e. 3791.82 sq meter situated at Mauza Kesharipur, Pargana Dehat Amanat, Tehsil Sadar and Distt Varanasi was previously owed and possessed by M/s Highlight Vicnom Pvt Ltd through its Director Aishwarya Kumar Verma S/o Sri Shailendra Kumar having transferable right & title.



Later on said M/s Highlight Vicnom Pvt Ltd through its Director Aishwarya Kumar Verma S/o Sri Shailendra Kumar sold All piece & parcel of land bearing Arazi No. 626 measuring 0.375 Hect or 375 Aer or 40800 sq ft i.e. 3791.82 sq meter situated at Mauza Kesharipur, Pargana Dehat Amanat, Tehsil Sadar and Distt Varanasi to and in favour of D M S Associates (PAN- AANFD6318B, Date on Incorporation- 01-05-2017) situated at K. 63/114, Bhoot Bhairav Nakhas, Gola Dinanath, Varanasi through its Partners Sanjay Kumar Keshari S/o Amarnath Keshari R/o K. 64/50, Gola Deenanath, City Varanasi and Naveen Kumar S/o Surendra Prasad Baranwal R/o Sa. 3/184M-11, Bajrang Nagar Colony, Daulatpur, Varanasi, which is duly registered in office of Sub Registrar Varanasi in Book No. 1, Volume No. 9056 from pages 299/326 document No. 3387 dated 28-07-2017.

Name of present owner is found mutated in Revenue Record Varanasi.

After purchasing the said property the **D M S Associates** got the approval letter/ sanctioned letter no. : Plotted development/02608/VDA/LD/23-24/0427/29082023 dated 30-04-2024 for the sale of total land area 2883.21 sq.mtr. out of total purchased area 3791.821 sq.mtr., which is valid up to 29-04-2029.

AND WHEREAS the Vendors decided to develop the above mentioned land and for its development got a plan approved by the Varanasi Development Authority, Varanasi vide its Sanction Letter No. VDA/LD/23-24/0427 dated 30-04-2024.

PART- VII

OTHER PROVISIONS:-

- 7.1 Whether provisions of Urban Land Ceiling Act are applicable? **No**
- 7.2 Whether the property is affected by any revenue and tenancy regulations? **No**
- 7.3 Whether the user land has been converted under Land Revenue Law? **No**
- 7.4 Whether all original chain documents of the property have been scrutinized? **Yes**
- 7.5 Whether all previous owners had the right/competency to transfer the property? **Yes**
- 7.6 Whether the property is lease land? If yes, then what is the tenure of the lease? **No**
- 7.7 Whether the land/property is joint family property? **No**
- 7.8 Is the land/property/at is subject to any reservation acquisition requisition? **No**
- 7.9 Whether the property is covered under SARFAESI? **- No, Property is Residential.**



DOCUMENTS SCRUTINISED-

1. Original Sale deed dated 28-07-2017 executed by M/s Highlight Vicnom Pvt Ltd through its Director Aishwarya Kumar Verma S/o Sri Shailendra Kumar to and in favour of D M S Associates (PAN-AANFD6318B, Date on Incorporation- 01-05-2017) situated at K. 63/114, Bhoot Bhairav Nakhas, Gola Dinanath, Varanasi through its Partners Sanjay Kumar Keshari S/o Amarnath Keshari R/o K. 64/50, Gola Deenanath, City Varanasi and Naveen Kumar S/o Surendra Prasad Baranwal R/o Sa. 3/184M-11, Bajrang Nagar Colony, Daulatpur, Varanasi, which is duly registered in office of Sub Registrar Varanasi in Book No. 1, Volume No. 9056 from pages 299/326 document No. 3387 dated 28-07-2017.
2. Computerised Khatauni in then name of present owner.

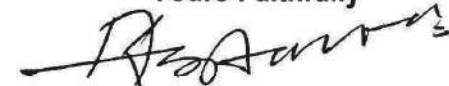
CERTIFICATE

On my scrutiny of relevant documents pertaining to the subject property and also as per availability of required records for inspection of the office of Sub-Registrar, **Varanasi** it came into the light that there are no encumbrance lien and any sorts of charges in respect of the above said property. Under the above circumstances, the original sale deed of the aforesaid property which is registered in favour of **D M S Associates** is the perfect evidence of the title.

Hence I certify that according to the available and scrutinized records of Sub-Registrar, **Varanasi and Revenue Record, Varanasi** it is found that the owner of Subject property is **D M S Associates** and it has a clear valid and marketable title of the subject property.

Enclosure: - Non Encumbrance Certificate attached Herein.

Yours Faithfully


(Arvind Kumar Srivastava)

Advocate

Reg no. . UP398/1996

COP No. R1-71303

कार्यालय उप निबंधक सदर द्वितीय वाराणसी जनपद वाराणसी

आवेदन संख्या : 2202535005414

प्रमाण संख्या : 22025350005220

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

श्री- अरविन्द कुमार श्रीवास्तव एड० पुत्र- - तहसील वाराणसी जिला वाराणसी ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/ द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम मोहल्ला - केशरी पुर, वार्ड/परगना- देहात अमानत, आवासीय- डी एम एस एसोसिएट्स जरिये पार्टनर संजय कु० केशरी पुत्र श्री अमरनाथ केशरी नि० के६३११४ भूतभैरव नखास वाराणसी व डी एम एस एसो०जरिये नवीन कु० पुत्र सुरेन्द्रप्रसाद बरनवाल नि० के६३११४ भूत भैरव नखास वाराणसी, आ०नं० 626 रकबा 0.375 हे०, चौ०पू-कच्चा रास्ता 25फीट चौड़ा, प-जमीन द्वारिका नाथ वगैरह, उ-जमीन रामराज वगैरह, द-जमीन वैशाली रियल स्टेट, -

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2014 से दिनांक 29/11/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 01-12-2025

- 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।
5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक : बी पी मिश्रा, कनिष्ठ सहायक।
मिलान करने वाले निबन्धन लिपिक : बी पी मिश्रा, कनिष्ठ सहायक।

Irfan Ahmad
(Prabhari)

Digitally signed by Irfan Ahmad (Pr
DN: OU=Sub Registrar II Varanasi,
Registrar II Varanasi, CN=Irfan Ahm
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Reason: I am the author of this doc
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Date: 2025.12.01 17:46:55+05'30'
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उप निबंधक सदर द्वितीय
वाराणसी