

MANISH JAIN

ADVOCATE (B.com., LL.B.)

TO WHOM IT MAY CONCERN

This is certified that I, Manish jain S/o Late Sh. Jawahar lal Jain is an Advocate and I am practicing as an advocate since 2003, my Registration No. 7863/2003 with U.P. Bar Council, Allahabad, I am Already empanelled as an Advocate with Union Bank Of India, Bank of Baroda, Central Bank of India, Indian Overseas Bank, Axis Bank, Peramal housing Finanace, Avance Finance Arcil Arms, Choramandalam, Shri Ram Finance, Indusind Bank. ICICI HFC etc.




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Ref. No. RERA

Dated -16.02.2022

LEGAL OPINION REPORT

The Concern Manager
RERA Department,
Uttar Pradesh

Dear Sir,

Sub: Title Opinion Report certifying non encumbrance of the property

Property, project as Bhawna City at Khasra No. 171, 148, 152/2 & 152/1 situated at Mauza Mohammadpur Tehsil & Distt. Agra (current Project Bhawna City Phase 2, Approved by Agra Development Authority for Measuring Total area 36558-18987.10 = **17570.90** Sq. Mtrs. As per sale deeds title drive for Total Area Measuring 40683.14 Sq. Mtrs.), belonging to M/s Bhawna Housing Pvt. Ltd. through its Director Sh. Bhagat Singh S/o Late Sh. Prem Chand, M/s Niketan Developers through its Partner Sh. Yugal Kishore Agarwal S/o Late Sh. Shree Nivas Agarwal & M/s Tirth Sehkar Awas Samiti Ltd. Agra,

I refer to your letter No. dated 10.02.2022 requesting me to furnish non- encumbrance and certify and submit the Title Cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility(s) granted/proposed to be granted to **M/s Bhawna Housing Pvt. Ltd. through its Director Sh. Bhagat Singh S/o Late Sh. Prem Chand, M/s Niketan Developers through its Partner Sh. Yugal Kishore Agarwal S/o Late Sh. Shree Nivas Agarwal & M/s Tirth Sehkar Awas Samiti Ltd. Agra.**

1. Description and area of the property proposed to be mortgaged. Specific number(s) and address of property along with boundaries and measurements.

Property, project as Bhawna City at Khasra No. 171, 148, 152/2 & 152/1 situated at Mauza Mohammadpur Tehsil & Distt. Agra (current Project Approved by Agra Development Authority for Measuring Total area 36558.00 Sq. Mtrs. As per total sale deeds title drive for Total Area Measuring 40683.14 Sq. Mtrs.)

Property-01

Residential Plot No. 01 to 05, Khasra No. 171 situated at Mauza Mohammadpur Tehsil & Distt. Agra (Measuring area 1050.39 Sq. Mtrs.) owned by M/s Bhawna Housing Pvt. Ltd.

Boundaries (Plot No. 01 area 214.31 Sq. Mtrs.)

East - Plot No. 02

West - Land of Tirth Sehkar Awas Samiti Ltd./Niketan Developers

North - Land of Niketan Developers

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South - Road 30 Mtrs. wide & Exit

Boundaries (Plot No. 02 area 209.02 Sq. Mtrs.)

East - Plot No. 03

West - Plot No. 01

North - Land of Niketan Developers

South - Road 30 Mtrs. wide & Exit

Boundaries (Plot No. 03 area 209.02 Sq. Mtrs.)

East - Plot No. 04

West - Plot No. 02

North - Land of Niketan Developers

South - Road 30 Mtrs. wide & Exit

Boundaries (Plot No. 04 area 209.02 Sq. Mtrs.)

East - Plot No. 05

West - Plot No. 03

North - Land of Niketan Developers

South - Road 30 Mtrs. wide & Exit

Boundaries (Plot No. 05 area 209.02 Sq. Mtrs.)

East - Other Land

West - Plot No. 04

North - Land of Niketan Developers

South - Road 30 Mtrs. wide & Exit

Property-02

Land bearing at Khasra No. 148 & 152/2 situated at Mauza Mohammadpur Tehsil & Distt. Agra Measuring Area 12440 Sq. Mt for this project (Measuring area 19118 Sq. Mtrs.)

& Land bearing at Khasra No. 171Mi situated at Mauza Mohammadpur Tehsil & Distt. Agra Measuring Area 5758 Sq. Mt

Property-03

Land bearing at Khasra No. 152/1 situated at Mauza Mohammadpur Tehsil & Distt. Agra Measuring Area 17310 Sq. Mt for this project (total Measuring area 20513.75 Sq. Mtrs.)

2. **Nature of Property (Whether Agricultural, Non Agricultural, Commercial, Residential, Industrial, if Non Agricultural the reference and date of conversion order from Competent Authority should also be mentioned.**
Residential Colony

3. **Name of the Mortgagor/owner and status in the Account i.e. Borrower or Guarantor and whether individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the Mortgagor is partner/Director/Trustee. In case the mortgagor is partner/trustee/Director who is mortgaging the property on behalf of Partnership/Company/Trust, whether he/she has the authority Copy of the**



Resolution/Memorandum and Article of the Association/Trust Deed etc. whether examined and verified.

M/s Bhawna Housing Pvt. Ltd. through its Director Sh. Bhagat Singh S/o Late Sh. Prem Chand, M/s Niketan Developers through its Partner Sh. Yugal Kishore Agarwal S/o Late Sh. Shree Nivas Agarwal & M/s Tirth Sehkari Awas Samiti Ltd. Agra

4. Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the mortgagor has sufficient capacity to contract, Precautionary steps to be taken.

No, the mortgagor being a M/s Bhawna Housing Pvt. Ltd. through its Director Sh. Bhagat Singh S/o Late Sh. Prem Chand, M/s Niketan Developers through its Partner Sh. Yugal Kishore Agarwal S/o Late Sh. Shree Nivas Agarwal & M/s Tirth Sehkari Awas Samiti Ltd. Agra have sufficient title and has capacity to contract for creation of mortgage, and further the mortgagors are neither minors, lunatics nor undercharged insolvents.

5. Whether the property is freehold or Leasehold. If Leasehold then period of lease and if freehold whether urban Land Ceiling Act applies and permission to be obtained.

Freehold

6. Source of the 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 Mortgagor is Co-owner/joint owner and or any partition of the property is made between the members of the family through family Deed. If yes, whether original Registered Partition deed is available or it is only a family settlement.

Sole Ownership

8. Whether the Mortgagor is in exclusive possession of the property or it is Leased/Ranted out to Third Party.

Exclusive possession

9. Whether the property is mutated in municipal/revenue records and mortgagor's name is reflecting and if not, the reason thereof.

Yes, as per revenue record, Khatoni etc.

10. Whether any restriction for creation of Mortgage is imposed under Central/State/Local Laws. If yes, then specify whose consent or permission would be required for creation of Mortgage.

No

11. Whether all the Original title deeds including antecedent title deeds and other relevant document are available. Please give detailed list.

S. No	Type/ Nature Document	Date of Execution	No. & Date of Registration / Lien in revenue records / society's records.	Parties
1.	Certified copy of Sale deed (Original Sale)	24.02.2001	Book No. 1, Volume No. 8023 on Pages 385-396 document No.	Executed by: M/s Chandra Gramin Sehkari Awas Samiti Ltd. Agra in favour



	deed Lost, and FIR lodged)		929 dated 24.02.2001	of M/s Navrang Sehkari Awas Samiti Ltd. Agra
2.	Sale deed (Original Seen)	28.05.2001	Book No. 1, Volume No. 3106 on Pages 241-256 document No. 2484 dated 28.05.2001	Executed by: Sh. Bani Singh S/o Sh. Resham Singh in favour of M/s Navrang Sehkari Awas Samiti Ltd. Agra
3.	Certified copy of Sale deed (Original Sale deed Lost, and FIR lodged)	24.02.2001	Book No. 1, Volume No. 3024 on Pages 87- 98 document No. 937 dated 24.02.2001	Executed by: M/s Chandra Gramin Sehkari Awas Samiti Ltd. Agra in favour of M/s Navrang Sehkari Awas Samiti Ltd. Agra
4.	Sale deed (Original Seen)	27.03.2006	Book No. 1, Volume No. 4748 on Pages 169-186 document No. 2348 dated 27.03.2006	Executed by: M/s Radha Krishan Sehkari Awas Samiti Ltd. Agra in favour of M/s Madhusudan Sehkari Awas Samiti Ltd. Agra
5.	Sale deed (Original Seen)	27.03.2006	Book No. 1, Volume No. 4748 on Pages 141-168 document No. 2347 dated 27.03.2006	Executed by: by M/s Radha Krishan Sehkari Awas Samiti Ltd. Agra in favour of M/s Madhusudan Sehkari Awas Samiti Ltd. Agra
6.	Sale deed (Original Seen)	23.05.2011	Book No. 1, Volume No. 7770 on Pages 181-206 document No. 5458 dated 23.05.2011	Executed by: M/s Madhusudan Sehkari Awas Samiti Ltd. Agra in favour of M/s Niketan Developers
7.	Sale deed (Original Seen)	20.05.2011	Book No. 1, Volume No. 7767 on Pages 329-354 document No. 5416 dated 21.05.2011	Executed by: M/s Madhusudan Sehkari Awas Samiti Ltd. Agra in favour of M/s Niketan Developers
8.	Sale deed (Original Seen)	25.05.2011	Book No. 1, Volume No. 7778 on Pages 35- 62 document No. 5591 dated 25.05.2011	Executed by: M/s Madhusudan Sehkari Awas Samiti Ltd. Agra in favour of M/s Niketan Developers
9.	Sale deed (Original Seen)	27.05.2011	Book No. 1, Volume No. 7785 on Pages 77- 104 document No. 5698 dated 27.05.2011	Executed by: M/s Madhusudan Sehkari Awas Samiti Ltd. Agra in favour of M/s Niketan Developers
10.	Sale deed (Original Seen)	28.05.2011	Book No. 1, Volume No. 7791 on Pages 89- 116 document No. 5768 dated 28.05.2011	Executed by: M/s Madhusudan Sehkari Awas Samiti Ltd. Agra in favour of M/s Niketan Developers
11.	Sale deed (Original Seen)	30.05.2011	Book No. 1, Volume No. 7793 on Pages 19-46 document No.	Executed by: M/s Madhusudan Sehkari Awas Samiti Ltd. Agra in favour



			5794 dated 30.05.2011	of M/s Niketan Developers
12.	Sale deed (Original Seen)	26.05.2011	Dated 26.05.2011 document No. 5665	Executed by: M/s Madhusudan Sehkar Awas Samiti Ltd. Agra in favour of M/s Niketan Developers
13.	Certified copy of Sale deed (Original Sale deed Lost, and FIR lodged)	23.01.1998	Book No. 1, Volume No. 4414 on Pages 46-48 document No. 9971 dated 24.01.1998	Executed by: Sh. Pratap Singh S/o Late Sh. Ganpati in favour of M/s Jai Bajrang Sehkari Awas Samiti Ltd. Agra
14.	Certified copy of Sale deed (Original Sale deed Lost, and FIR lodged)	10.04.2000	Book No. 1, Volume No. 2758 on Pages 203-228 document No. 1237 dated 10.04.2000	Executed by: M/s Jai Bajrang Sehkar Awas Samiti Ltd. Agra in favour of Sh. Shiv Singh S/o Sh. Punni Singh & Chandrawati w/o Sh. Shiv Singh
15.	Sale deed (Original Seen)	10.04.1997	Book No. 1, Volume No. 2279 on Pages 291-296 document No. 2481 dated 08.09.1997	Executed by: M/s Jai Bajrang Sehkar Awas Samiti Ltd. Agra in favour of Smt. Chandrawati w/o Sh. Shiv Singh
16.	Sale deed (Original Seen)	14.08.2003	Book No. 1, Volume No. 3835 on Pages 63-84 document No. 4359 dated 14.08.2003	Executed by: Sh. Shiv Singh S/o Sh. Punni Lal & Chandrawati w/o Sh. Shiv Singh in favour of Sh. Raj Kumar Agarwal S/o Sh. Kali Charan
17.	Sale deed (Original Seen)	15.04.2011	Book No. 1, Volume No. 7672 on Pages 67-90 document No. 3887 dated 15.04.2011	Executed by: Sh. Raj Kumar Agarwal S/o Sh. Kali Charan in favour of M/s Giriraj Sehkar Awas Samiti Ltd. Agra
18.	Sale deed (Original Seen)	18.05.2001	Book No. 1, Volume No. 3097 on Pages 333-396 document No. 2319 dated 18.05.2001	Executed by: Sh. Shiv Singh S/o Late Sh. Punni Singh & Chandrawati w/o Sh. Shiv Singh in favour of Sh. Jai Prakash Sharma & Sh. Rajesh Kumar Sharma both sons of Sh. Duli Chand Sharma
19.	Sale deed (Original Seen)	17.06.2005	Book No. 1, Volume No. 4465 on Pages 385-402 document No. 3697 dated 17.06.2005	Executed by: Sh. Jai Prakash Sharma & Sh. Rajesh Kumar Sharma both sons of Sh. Duli Chand Sharma in favour of M/s Shree Giriraj Sehkar Awas



				Samiti Ltd. Agra
20.	Sale deed (Original Seen)	22.11.2006	Book No. 1, Volume No. 5040 on Pages 171-192 document No. 8497 dated 23.11.2006	Executed by: Sh. Shiv Singh S/o Sh. Punni Singh & Smt. Chandrawati w/o Sh. Shiv Singh in favour of M/s Shree Giriraj Sehkhari Awas Samiti Ltd. Agra
21.	Sale deed (Original Seen)	06.11.2020	Book No. 1, Volume No. 15119 on Pages 297-316 document No. 7233 dated 06.11.2020	Executed by: M/s Shree Giriraj Sehkhari Awas Samiti Ltd. Agra in favour of M/s Bhawna Housing Pvt. Ltd.
22.	Sale deed (Original Seen)	10.11.2020	Book No. 1, Volume No. 15124 on Pages 233-252 document No. 7323 dated 10.11.2020	Executed by: M/s Shree Giriraj Sehkhari Awas Samiti Ltd. Agra in favour of M/s Bhawna Housing Pvt. Ltd.
23.	Sale deed (Original Seen)	09.11.2020	Book No. 1, Volume No. 15121 on Pages 397-416 document No. 7279 dated 09.11.2020	Executed by: M/s Shree Giriraj Sehkhari Awas Samiti Ltd. Agra in favour of M/s Bhawna Housing Pvt. Ltd.
24.	Sale deed (Original Seen)	07.11.2020	Book No. 1, Volume No. 15120 on Pages 141-160 document No. 7251 dated 07.11.2020	Executed by: M/s Shree Giriraj Sehkhari Awas Samiti Ltd. Agra in favour of M/s Bhawna Housing Pvt. Ltd.
25.	Sale deed (Original Seen)	11.11.2020	Book No. 1, Volume No. 15127 on Pages 17-36 document No. 7368 dated 11.11.2020	Executed by: M/s Shree Giriraj Sehkhari Awas Samiti Ltd. Agra in favour of M/s Bhawna Housing Pvt. Ltd.
26.	Certified copy of Sale deed (Original Sale deed Lost, and FIR lodged)	21.09.1991	Book No. 01, Vol. No. 3560 at Pages No. 111-116, Manual No. 4840, dated 24.09.2002	Executed by Sh. Resham Singh S/o Sh. Hari Kanth in favour of M/s Chandra Gramin Sehkhari Awas Samiti Ltd
27.	Sale deed (Original Seen)	29.08.2001	Book No. 01, Vol. No. 3203 at Pages No. 1-20, Manual No. 4338, dated 29.08.2001	Executed by Sh. Laxmi Narayan Agarwal S/o Sh. Babu Lal in favour of M/s Radha Krishan Sehkhari Awas Samiti Ltd. Agra
28.	Sale deed (Original Seen)	17.08.2001	Book No. 01, Vol. No. 3186 at Pages No. 149-168, Manual No. 4020, dated 17.08.2001	Executed by Smt. Chandrawati w/o Sh. Shiv Singh & Sh. Shiv Singh S/o Sh. Punni Lal in favour of M/s Radha Krishan Sehkhari Awas Samiti Ltd. Agra
29.	Khatoni	NA	Fasli Year	in the name of M/s Niketan Developers, Girraj Sehkhari



				Awas Samiti Ltd. Agra & Navrang Sehkhari Awas Samiti Ltd. Agra
30.	Development Agreement	Dated 21.08.2020	Notarised	Development Agreement executed between M/s Niketan Developers & M/s Bhawna Housing Pvt. Ltd.
31.	Development Agreement	Dated 21.08.2020	Notarised	Development Agreement executed between M/s Tirth Sehkhari Awas Samiti Ltd. & M/s Bhawna Housing Pvt. Ltd.
32.	Order Passed by Housing Commissioner	Dated 24.02.2006	NA	For distribution of land between other societies name (Tirth Sehkhari Awas Samiti Ltd. Etc.)
33.	Layout Plan	Dated 07.10.2020	File No. 20200109224428727	Pass by Agra Development Authority
34.	PDC Cheque Clearance Statement	NA	NA	NA
35.	Copy of F.I.R./Intimation	Dated 07.10.2020	Thana New Agra	Intimated by M/s Girraj Sahkhari Awas Samiti Ltd.

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 30Years. if no reason thereof. Yes

14. Details of documents examined/scrutinized (this should be in Chronological order will serial numbers, type nature of document, date of execution parties, date of registration details including the details of revenue/ society records etc.)

1. **Certified Copy of Regd. sale deed** executed by M/s Shree Giriraj Sehkhari Awas Samiti Ltd. Agra in favour of M/s Bhawna Housing Pvt. Ltd. dt. 11.11.2020 (S. No. 7368)
2. **Certified Copy of Regd. sale deed** executed by M/s Shree Giriraj Sehkhari Awas Samiti Ltd. Agra in favour of M/s Bhawna Housing Pvt. Ltd. dt. 07.11.2020 (S. No. 7251)
3. **Certified Copy of Regd. sale deed** executed by M/s Shree Giriraj Sehkhari Awas Samiti Ltd. Agra in favour of M/s Bhawna Housing Pvt. Ltd. dt. 09.11.2020 (S. No. 7279)
4. **Certified Copy of Regd. sale deed** executed by M/s Shree Giriraj Sehkhari Awas Samiti Ltd. Agra in favour of M/s Bhawna Housing Pvt. Ltd. dt. 10.11.2020 (S. No. 7323)
5. **Certified Copy of Regd. sale deed** executed by M/s Shree Giriraj Sehkhari Awas Samiti Ltd. Agra in favour of M/s Bhawna Housing Pvt. Ltd. dt. 06.11.2020 (S. No. 7233)



6. **Certified Copy of Regd. sale deed** executed by Sh. Shiv Singh S/o Sh. Punni Singh & Smt. Chandrawati w/o Sh. Shiv Singh in favour of M/s Shree Giriraj Sehkar Awas Samiti Ltd. Agra dt. 23.11.2006 (S. No. 8497)
7. **Certified Copy of Regd. sale deed** executed by Sh. Jai Prakash Sharma & Sh. Rajesh Kumar Sharma both sons of Sh. Duli Chand Sharma in favour of M/s Shree Giriraj Sehkar Awas Samiti Ltd. Agra dt. 17.06.2005 (S. No. 3697)
8. **Certified Copy of Regd. sale deed** executed by Sh. Shiv Singh S/o Late Sh. Punni Singh & Chandrawati w/o Sh. Shiv Singh in favour of Sh. Jai Prakash Sharma & Sh. Rajesh Kumar Sharma both sons of Sh. Duli Chand Sharma dt. 18.05.2001 (S. No. 2319)
9. **Certified Copy of Regd. sale deed** executed by Sh. Raj Kumar Agarwal S/o Sh. Kali Charan in favour of M/s Giriraj Sehkar Awas Samiti Ltd. Agra dt. 15.04.2011 (S. No. 3887)
10. **Certified Copy of Regd. sale deed** executed by Sh. Shiv Singh S/o Sh. Punni Lal & Chandrawati w/o Sh. Shiv Singh in favour of Sh. Raj Kumar Agarwal S/o Sh. Kali Charan dt. 14.08.2003 (S. No. 4359)
11. **Certified Copy of Regd. sale deed** executed by M/s Jai Bajrang Sehkar Awas Samiti Ltd. Agra in favour of Sh. Shiv Singh S/o Sh. Punni Singh & Chandrawati w/o Sh. Shiv Singh dt. 10.04.2000 (S. No. 1237)
12. **Certified Copy of Regd. sale deed** executed by M/s Jai Bajrang Sehkar Awas Samiti Ltd. Agra in favour of Smt. Chandrawati w/o Sh. Shiv Singh dt. 08.09.1997 (S. No. 2481)
13. **Certified Copy of Regd. sale deed** executed by Sh. Pratap Singh S/o Late Sh. Ganpati in favour of M/s Jai Bajrang Sehkar Awas Samiti Ltd. Agra dt. 24.01.1998 (S. No. 9971)
14. **Certified Copy of Regd. sale deed** executed by M/s Madhusudan Sehkar Awas Samiti Ltd. Agra in favour of M/s Niketan Developers dt. 26.05.2011 (S. No. 5665)
15. **Certified Copy of Regd. sale deed** executed by M/s Madhusudan Sehkar Awas Samiti Ltd. Agra in favour of M/s Niketan Developers dt. 30.05.2011 (S. No. 5794)
16. **Certified Copy of Regd. sale deed** executed by M/s Madhusudan Sehkar Awas Samiti Ltd. Agra in favour of M/s Niketan Developers dt. 28.05.2011 (S. No. 5768)
17. **Certified Copy of Regd. sale deed** executed by M/s Madhusudan Sehkar Awas Samiti Ltd. Agra in favour of M/s Niketan Developers dt. 27.05.2011 (S. No. 5698)
18. **Certified Copy of Regd. sale deed** executed by M/s Madhusudan Sehkar Awas Samiti Ltd. Agra in favour of M/s Niketan Developers dt. 25.05.2011 (S. No. 5591)
19. **Certified Copy of Regd. sale deed** executed by M/s Madhusudan Sehkar Awas Samiti Ltd. Agra in favour of M/s Niketan Developers dt. 21.05.2011 (S. No. 5416)
20. **Certified Copy of Regd. sale deed** executed by M/s Madhusudan Sehkar Awas Samiti Ltd. Agra in favour of M/s Niketan Developers dt. 23.05.2011 (S. No. 5458)
21. **Certified Copy of Regd. sale deed** executed by M/s Radha Krishan Sehkar Awas Samiti Ltd. Agra in favour of M/s Madhusudan Sehkar Awas Samiti Ltd. Agra dt. 27.03.2006 (S. No. 2347)



22. **Certified Copy of** Regd. sale deed executed by M/s Radha Krishan Sehkar Awas Samiti Ltd, Agra in favour of M/s Madhusudan Sehkar Awas Samiti Ltd, Agra dt. 27.03.2006 (S. No. 2348)
23. **Certified Copy of** Regd. sale deed executed by M/s Chandra Gramin Sehkar Awas Samiti Ltd, Agra in favour of M/s Navrang Sehkar Awas Samiti Ltd, Agra dt. 24.02.2001 (S. No. 937)
24. **Certified Copy of** Regd. sale deed executed by Sh. Bani Singh S/o Sh. Resham Singh in favour of M/s Navrang Sehkar Awas Samiti Ltd, Agra dt. 28.05.2001 (S. No. 2484)
25. **Certified Copy of** Regd. sale deed executed by M/s Chandra Gramin Sehkar Awas Samiti Ltd, Agra in favour of M/s Navrang Sehkar Awas Samiti Ltd, Agra dt. 24.02.2001 (S. No. 929)
26. **Certified Copy of** Regd. sale deed executed by Sh. Resham Singh S/o Sh. Hari Kanth in favour of M/s Chandra Gramin Sehkar Awas Samiti Ltd dt. 24.09.2002 (S.No. 4840)
27. **Certified Copy of** Regd. sale deed executed by Sh. Laxmi Narayan Agarwal S/o Sh. Babu Lal in favour of M/s Radha Krishan Sehkar Awas Samiti Ltd, Agra, dt. 29.08.2001 (S.No. 4338)
28. **Certified Copy of** Regd. sale deed executed by Smt. Chandrawati w/o Sh. Shiv Singh & Sh. Shiv Singh S/o Sh. Punni Lal in favour of M/s Radha Krishan Sehkar Awas Samiti Ltd, Agra dt. 17.08.2001 (S. No. 4020)
29. **Xerox of** Khatoni in the name of M/s Niketan Developers, Girraj Sehkar Awas Samiti Ltd, Agra & Navrang Sehkar Awas Samiti Ltd, Agra
30. **Xerox of** Development Agreement executed between M/s Niketan Developers & M/s Bhawna Housing Pvt. Ltd. dt. 21.08.2020
31. **Xerox of** Development Agreement executed between M/s Tirth Sehkar Awas Samiti Ltd. & M/s Bhawna Housing Pvt. Ltd. dt. 21.08.2020
32. **Xerox of** Order Passed by **Housing Commissioner Dt. 24.02.2006**
33. **Xerox of** F.I.R./Intimation for lost of Original sale deeds dated 07.10.2020
34. **Xerox of** Layout Plan
31. **Xerox of** PDC Cheque Clearance Statement
32. **Xerox of** PDC Cheque Clearance Statement (sale deed dt. 11.11.2020 (Sr. No.7368), dt. 07.11.2020 (Sr. No. 7251), 09.11.2020 (S. No. 7279), 10.11.2020 (S. No. 7323), 06.11.2020 (Sr. No. 7233)
15. **Tracing of the Chain of title in favour of Mortgagor/owner starting from the earliest document available. The nature of document/Deed Conveying the title should be mentioned with description of parties along with the type of right it creates.**



That from the perusal of sale deed etc. it found that originally Sh. Resham Singh S/o Sh. Hari Kanth had acquired Sankramaniya Co-bhumidhar (F.Y. 1395 to 1400 i.e Year 1989) rights of aforesaid land bearing at Khasra No. 152/1M situated at Mohammadpur, Tehsil & Distt. Agra.

Thereafter aforesaid owner had transferred & sold the subject property bearing at Khasra No. 152/1 situated at Mauza Mohammadpur, Tehsil & Distt. Agra. in favour of M/s Chandra Gramin Sehkari Avas Samiti Ltd through it Secretary Sh. Rajendra Singh, vide registered sale deed executed on dt. 21.09.1991, entered in Book No. 01, Vol. No. 3560, at Pages No. 111-116, Manual No. 4840, dated 24.09.2002 at office of Sub Registrar Agra.

Thereafter M/s Chandra Gramin Sehkari Avas Samiti Ltd had transferred & sold of said property in favour of M/s Navrang Sehkari Avas Samiti Ltd. through it Secretary Sh. Hari Shankar Lawaniya in two title deeds following details are given below:-

1. (area 8067.5 Sq. Mt.), vide entered in Book No. 01, Vol. No. 3024, at Pages No. 87-98, Manual No. 937, dated 24.02.2001 at office of Sub Registrar Agra.
2. (area 8067.5 Sq. Mt.), vide entered in Book No. 01, Vol. No. 3023, at Pages No. 385-396, Manual No. 929, dated 24.02.2001 at office of Sub Registrar Agra.

After the death of Sh. Resham Singh, Sh. Bani Singh S/o Sh. Resham Singh had transferred & sold the subject property bearing at Khasra No. 152/1 situated at Mauza Mohammadpur, Tehsil & Distt. Agra. (Measuring area area 4378.75 Sq. Mt.) in favour of M/s Navrang Sehkari Avas Samiti Ltd., vide registered sale deed executed on dt. 28.05.2001, entered in Book No. 01, Vol. No. 3106, at Pages No. 241-256, Manual No. 2484, dated 28.05.2001 at office of Sub Registrar Agra.

After that M/s Navrang Sehkari Avas Samiti Ltd. Agra goes into Division according to Sec. 16 of U.P. Co-Operative societies Act 1965 and after following all due process, an order pass by Joint Housing commissioner, Lacknow, Dt. 24.02.2006, for division of all assets and liabilities of M/s Navrang Sehkari Avas Samiti Ltd. Agra between two Societies named as M/s Tirth Sehkari Avas Samiti Ltd. And Shree ramanuj Sahakari Avas samiti Ltd. But that part of Land bearing at Khasra No. 152/1 situated at Mauza Mohammadpur Tehsil & Distt. Agra (Measuring area 20513.75 Sq. Mtrs.) goes to M/s Tirth Sehkari Avas Samiti Ltd. according to the order of Joint Housing commissioner, Lacknow, Dt. 24.02.2006, after that according to U/s 16 of The Act. M/s Navrang Sehkari Avas Samiti Ltd. Agra is no long exists it is dissolve, thereafter **M/s Tirth Sehkari Avas Samiti Ltd.** is the owner of the said land and it had executed Development Agreement (for area of **17310 Sq. Mt.**) with M/s Bhawna Housing Pvt. Ltd., vide on dt. 21.08.2020.

Property -02

Part 1



That from the perusal of sale deed etc. it found that originally Smt. Chandrawati w/o Sh. Shiv Singh & Sh. Shiv Singh S/o Sh. Punni Lal was had acquired Sankramaniya Co-bhumidhar (F.Y. 1395 to 1400) rights of aforesaid land bearing at Khasra No. 171Mi situated at Mohammadpur, Tehsil & Distt. Agra.

Thereafter aforesaid owner had transferred & sold the subject property bearing at Khasra No. 171Mi situated at Mauza Mohammadpur, Tehsil & Distt. Agra (Measuring area 0.57583 Hect.) in favour of M/s Radha Krishan Sehkari Awas Samiti Ltd. Agra through it Secretary Sh. Amit Kumar Agarwal, vide registered sale deed executed on dt. 17.08.2001, entered in Book No. 01, Vol. No. 3186, at Pages No. 149-168, Manual No. 4020, dated 17.08.2001 at office of Sub Registrar Agra.

Part 2

That from the perusal of sale deed etc. it found that originally Sh. Laxmi Narayan Agarwal S/o Sh. Babu Lal was had acquired Sankramaniya Co-bhumidhar (F.Y. 1395 to 1400) rights of aforesaid land bearing at Khasra No. 148 & 152/2 situated at Mohammadpur, Tehsil & Distt. Agra.

Thereafter aforesaid owner had transferred & sold the subject property bearing at Khasra No. 148 & 152/2 situated at Mauza Mohammadpur, Tehsil & Distt. Agra. (Measuring area 1.336 Hect.) in favour of M/s Radha Krishan Sehkari Awas Samiti Ltd. Agra through it Secretary Sh. Sanjay Kumar Agarwal, vide registered sale deed executed on dt. 29.08.2001, entered in Book No. 01, Vol. No. 3203, at Pages No. 1-20, Manual No. 4338, dated 29.08.2001 at office of Sub Registrar Agra.

Thereafter aforesaid Society had transferred & sold of said property in two title deeds following details are given below:-

1. Regd. sale deed in favour of M/s Madhu Sudan Sehkari Awas Samiti Ltd. Agra (Khasra No. 171 area 5758.33 Sq. Mtrs.), vide entered in Book No. 01, Vol. No. 4748, at Pages No. 169-186, Manual No. 2348, dated 27.03.2006 at office of Sub Registrar Agra.
2. Regd. sale deed in favour of M/s Madhu Sudan Sehkari Awas Samiti Ltd. Agra (Khasra No. 148 & 152/2, (area 13360 Sq. Mtrs.), vide entered in Book No. 01, Vol. No. 4748, at Pages No. 141-168, Manual No. 2347, dated 27.03.2006 at office of Sub Registrar Agra.

Thereafter M/s Madhu Sudan Sehkari Awas Samiti Ltd. Agra had transferred & sold the subject property bearing at Khasra No. 171 148 & 152/2 situated at Mauza Mohammadpur, Tehsil & Distt. Agra (Measuring area 19118 Sq. Mtrs.) in favour of M/s **Shri Niketan Developers** through its Partner Sh. Yugal Kishore Agrawal in Seven title deeds following details are given below:-

1. **Khasra No. 171Mi**, (area 2879 Sq. Mtrs.), vide entered in Book No. 01, Vol. No. 7770, at Pages No. 181-206, Manual No. 5458, dated 23.05.2011 at office of Sub Registrar Agra.
2. **Khasra No. 171Mi**, (area 2879 Sq. Mtrs.), vide entered in Book No. 01, Vol. No. 7767, at Pages No. 329-354, Manual No. 5416, dated 21.05.2011 at office of Sub Registrar Agra.



3. Khasra No. 148 & 152/2, (area 2672 Sq. Mtrs.), vide entered in Book No. 01, Vol. No. 7778, at Pages No. 35-62, Manual No. 5591, dated 25.05.2011 at office of Sub Registrar Agra.
4. Khasra No. 148 & 152/2, (area 2672 Sq. Mtrs.), vide entered in Book No. 01, Vol. No. 7785, at Pages No. 77-104, Manual No. 5698, dated 27.05.2011 at office of Sub Registrar Agra.
5. Khasra No. 148 & 152/2, (area 2672 Sq. Mtrs.), vide entered in Book No. 01, Vol. No. 7791, at Pages No. 89-116, Manual No. 5768, dated 28.05.2011 at office of Sub Registrar Agra.
6. Khasra No. 148 & 152/2, (area 2672 Sq. Mtrs.), vide entered in Book No. 01, Vol. No. 7793, at Pages No. 19-46, Manual No. 5794, dated 30.05.2011 at office of Sub Registrar Agra.
7. Khasra No. 148 & 152/2, (area 2672 Sq. Mtrs.), vide entered in Book No. 01, Manual No. 5665, dated 26.05.2011 at office of Sub Registrar Agra.

after that M/s Shree Niketan Developers had executed Development Agreement (**For Khasra No. 148 & 152/2 Area 12440 & Khasra No. 171 Mi Area 5758 Sq. Mt.**) in favour of M/s Bhawna Housing Pvt. Ltd., vide on dt. 21.08.2020

Property -03

Part I

That from the perusal of sale deed etc. it found that originally M/s Jai Bajranj Sehkari Avas Samiti Ltd. Agra, a cooperative societies created under U.P. cooperative societies Act, 1965 through its Secretary Sh. Sushil Kumar Goyal was recorded bhumidhar owner of subject property bearing at Khasra No. 171mi & 171ka situated at Mauza Mohammadpur Tehsil & Distt. Agra, before that said Society had purchased the subject property from Sh. Pratap Singh S/o Late Sh. Ganpati (having bhumidhari ownership right from F.Y. 1384 i.e. Year 1978 as per khatoni attached), (Measuring area 13830 Sq. Mtrs.) vide registered sale deed executed on dt. 23.04.1990, entered in Book No. 01, Vol. No. 4414, at Pages No. 46-48, Manual No. 9971, dated 24.01.1998 at office of Sub Registrar Agra.

Thereafter M/s Jai Bajranj Sehkari Avas Samiti Ltd. Agra had transferred & sold the part of subject property bearing at Khasra No. 171 situated at Mauza Mohammadpur, Tehsil & Distt. Agra. Through two sale deed one is for (Measuring area 384.16 Sq. Mtrs.) in favour of Sh. Shiv Singh S/o Late Sh. Punni Singh & Smt. Chandrawati w/o Sh. Shiv Singh, vide registered sale deed executed on dt. 30.03.2000, entered in Book No. 01, Vol. No. 2758, at Pages No. 203-228, Manual No. 1237, dated 10.04.2000 at office of Sub Registrar Agra and second one is for (measuring area 2305 Sq. Mt.) in favour of Smt. Chandrawati w/o Sh. Shiv Singh, vide registered sale deed executed on dt. 10.04.1997, entered in Book No. 01, Vol. No. 2279, at Pages No. 291-296, Manual No. 2481, dated 08.09.1997 at office of Sub Registrar Agra

Thereafter Sh. Shiv Singh & Smt. Chandrawati had transferred & sold the subject property bearing at Khasra No. 171Mi situated at Mauza Mohammadpur, Tehsil & Distt. Agra (Measuring area 350.50 Sq. Mtrs.) in favour of Sh. Raj Kumar Agrawal S/o Sh. Kali Charan, vide registered sale deed executed on dt. 14.08.2003, entered in Book No. 01, Vol. No. 3835, at Pages No. 63-84, Manual No. 4359, dated 14.08.2003 at office of Sub Registrar Agra.



Thereafter Sh. Raj Kumar Agrawal S/o Sh. Kali Charan had transferred & sold the subject property bearing at Khasra No. 171Mi situated at Mauza Mohammadpur, Tehsil & Distt. Agra. (Measuring area 350.50 Sq. Mtrs.) in favour of M/s Shri Giriraj Sehkari Avas Samiti Ltd. Agra, vide registered sale deed executed on dt. 25.02.2011, entered in Book No. 01, Vol. No. 7672, at Pages No. 67-90, Manual No. 3887, dated 15.04.2011 at office of Sub Registrar Agra.

Part-02

Thereafter Sh. Shiv Singh S/o Late Sh. Punni Singh & Smt. Chandrawati w/o Sh. Shiv Singh had transferred & sold the subject property bearing at Khasra No. 171 situated at Mauza Mohammadpur, Tehsil & Distt. Agra (Measuring area 557.39 Sq. Mtrs.) in favour of Sh. Jai Prakash Sharma & Sh. Rajesh Kumar Sharma both S/o Sh. Duli Chand Sharma, vide registered sale deed executed on dt. 18.05.2001, entered in Book No. 01, Vol. No. 3097, at Pages No. 333-396, Manual No. 2319, dated 18.05.2001 at office of Sub Registrar Agra.

Thereafter Sh. Jai Prakash Sharma & Sh. Rajesh Kumar Sharma had transferred & sold the subject property bearing at Khasra No. 171M situated at Mauza Mohammadpur, Tehsil & Distt. Agra (Measuring area 557.39 Sq. Mtrs.) in favour of M/s Shri Giriraj Sehkari Avas Samiti Ltd. Agra, vide registered sale deed executed on dt. 17.06.2005, entered in Book No. 01, Vol. No. 4465, at Pages No. 385-402, Manual No. 3967, dated 17.06.2005 at office of Sub Registrar Agra.

Part-03

Thereafter Sh. Shiv Singh S/o Late Sh. Punni Singh & Smt. Chandrawati w/o Sh. Shiv Singh had transferred & sold the subject property bearing at Khasra No. 171 situated at Mauza Mohammadpur, Tehsil & Distt. Agra (Measuring area 143 Sq. Mtrs.) in favour of M/s Shri Giriraj Sehkari Avas Samiti Ltd. Agra, vide registered sale deed executed on dt. 22.11.2006, entered in Book No. 01, Vol. No. 5040, at Pages No. 171-192, Manual No. 8497, dated 23.11.2006 at office of Sub Registrar Agra.

Thereafter M/s Shri Giriraj Sehkari Avas Samiti Ltd. Agra had transferred & sold of said property Residential Plot No. 01 to 05, Khasra No. 171 situated at Mauza Mohammadpur Tehsil & Distt. Agra (Measuring area 1050.39 Sq. Mtrs.) in favour of M/s Bhawna Housing Pvt. Ltd. through its Director Sh. Bhagat Singh through five title deeds following details are given below:-

1. **Plot No. 1, Khasra No. 171M**, (area 214.31 Sq. Mtrs.), vide entered in Book No. 01, Vol. No. 15127, at Pages No. 17-36, Manual No. 7368, dated 11.11.2020 at office of Sub Registrar Agra.
2. **Plot No. 2, Khasra No. 171M**, (area 209.02 Sq. Mtrs.), vide entered in Book No. 01, Vol. No. 15120, at Pages No. 141-160, Manual No. 7251, dated 07.11.2020 at office of Sub Registrar Agra.



3. **Plot No. 3, Khasra No. 171M**, (area 209.02 Sq. Mtrs.), vide entered in Book No. 01, Vol. No. 15121, at Pages No. 397-416, Manual No. 7279, dated 09.11.2020 at office of Sub Registrar Agra.
4. **Plot No. 4, Khasra No. 171M**, (area 209.02 Sq. Mtrs.), vide entered in Book No. 01, Vol. No. 15124, at Pages No. 233-252, Manual No. 7323, dated 10.11.2020 at office of Sub Registrar Agra.
5. **Plot No. 5, Khasra No. 171M**, (area 209.02 Sq. Mtrs.), vide entered in Book No. 01, Vol. No. 15119, at Pages No. 297-316, Manual No. 7233, dated 06.11.2020 at office of Sub Registrar Agra.

After that aforesaid **M/s Bhawna Housing Pvt. Ltd.** through its Director **Sh. Bhagat Singh S/o Late Sh. Prem Chand**, **M/s Niketan Developers** through its Partner **Sh. Yugal Kishore Agarwal S/o Late Sh. Shree Nivas Agarwal & M/s Tirth Sehkari Awas Samiti Ltd.** Agra, develop a residential Row house project named as Bhawna City approved from Agra development authority for current proposal project total area measuring 36558 Sq. Mt. and they are bonafide owners of the aforesaid property in question and they are competent to transfer the same in part or in full or according to layout plan of colony, and after execution of sale deed prospective buyer can create the equitable mortgage in favour of the Bank by deposit of original title deed.

16. **Whether there is any doubt/suspicion about the genuineness of the original documents.**
If yes the specify. No

17. **The final certificate of the Advocate confirming that title of the property (s) to be mortgaged is examined by him and the same is/are clear and marketable.**

I personally visited the Sub-Registrar office searched the records and ensured the correctness of the entries in the Register and there is no omission of any encumbrances in the Encumbrance Certificate. This is to certify that the title to the property of the owners is clear and marketable without any further act on the part of owner.

18. **List of documents to be deposited for creation of Mortgage by the Mortgagor including any addition document required in addition to the document available.**

1. **Certified Copy of Regd. sale deed** executed by **M/s Shree Giriraj Sehkari Awas Samiti Ltd.** Agra in favour of **M/s Bhawna Housing Pvt. Ltd.** dt. 11.11.2020 (S. No. 7368)
2. **Certified Copy of Regd. sale deed** executed by **M/s Shree Giriraj Sehkari Awas Samiti Ltd.** Agra in favour of **M/s Bhawna Housing Pvt. Ltd.** dt. 07.11.2020 (S. No. 7251)
3. **Certified Copy of Regd. sale deed** executed by **M/s Shree Giriraj Sehkari Awas Samiti Ltd.** Agra in favour of **M/s Bhawna Housing Pvt. Ltd.** dt. 09.11.2020 (S. No. 7279)
4. **Certified Copy of Regd. sale deed** executed by **M/s Shree Giriraj Sehkari Awas Samiti Ltd.** Agra in favour of **M/s Bhawna Housing Pvt. Ltd.** dt. 10.11.2020 (S. No. 7323)
5. **Certified Copy of Regd. sale deed** executed by **M/s Shree Giriraj Sehkari Awas Samiti Ltd.** Agra in favour of **M/s Bhawna Housing Pvt. Ltd.** dt. 06.11.2020 (S. No. 7233)



6. **Certified Copy of** Regd. sale deed executed by Sh. Shiv Singh S/o Sh. Punni Singh & Smt. Chandrawati w/o Sh. Shiv Singh in favour of M/s Shree Giriraj Sehkari Awas Samiti Ltd. Agra dt. 23.11.2006 (S. No. 8497)
7. **Certified Copy of** Regd. sale deed executed by Sh. Jai Prakash Sharma & Sh. Rajesh Kumar Sharma both sons of Sh. Duli Chand Sharma in favour of M/s Shree Giriraj Sehkari Awas Samiti Ltd. Agra dt. 17.06.2005 (S. No. 3697)
8. **Certified Copy of** Regd. sale deed executed by Sh. Shiv Singh S/o Late Sh. Punni Singh & Chandrawati w/o Sh. Shiv Singh in favour of Sh. Jai Prakash Sharma & Sh. Rajesh Kumar Sharma both sons of Sh. Duli Chand Sharma dt. 18.05.2001 (S. No. 2319)
9. **Certified Copy of** Regd. sale deed executed by Sh. Raj Kumar Agarwal S/o Sh. Kali Charan in favour of M/s Giriraj Sehkari Awas Samiti Ltd. Agra dt. 15.04.2011 (S. No. 3887)
10. **Certified Copy of** Regd. sale deed executed by Sh. Shiv Singh S/o Sh. Punni Lal & Chandrawati w/o Sh. Shiv Singh in favour of Sh. Raj Kumar Agarwal S/o Sh. Kali Charan dt. 14.08.2003 (S. No. 4359)
11. **Certified Copy of** Regd. sale deed executed by M/s Jai Bajrang Sehkari Awas Samiti Ltd. Agra in favour of Sh. Shiv Singh S/o Sh. Punni Singh & Chandrawati w/o Sh. Shiv Singh dt. 10.04.2000 (S. No. 1237)
12. **Certified Copy of** Regd. sale deed executed by M/s Jai Bajrang Sehkari Awas Samiti Ltd. Agra in favour of Smt. Chandrawati w/o Sh. Shiv Singh dt. 08.09.1997 (S. No. 2481)
13. **Certified Copy of** Regd. sale deed executed by Sh. Pratap Singh S/o Late Sh. Ganpati in favour of M/s Jai Bajrang Sehkari Awas Samiti Ltd. Agra dt. 24.01.1998 (S. No. 9971)
14. **Certified Copy of** Regd. sale deed executed by M/s Madhusudan Sehkari Awas Samiti Ltd. Agra in favour of M/s Niketan Developers dt. 26.05.2011 (S. No. 5665)
15. **Certified Copy of** Regd. sale deed executed by M/s Madhusudan Sehkari Awas Samiti Ltd. Agra in favour of M/s Niketan Developers dt. 30.05.2011 (S. No. 5794)
16. **Certified Copy of** Regd. sale deed executed by M/s Madhusudan Sehkari Awas Samiti Ltd. Agra in favour of M/s Niketan Developers dt. 28.05.2011 (S. No. 5768)
17. **Certified Copy of** Regd. sale deed executed by M/s Madhusudan Sehkari Awas Samiti Ltd. Agra in favour of M/s Niketan Developers dt. 27.05.2011 (S. No. 5698)
18. **Certified Copy of** Regd. sale deed executed by M/s Madhusudan Sehkari Awas Samiti Ltd. Agra in favour of M/s Niketan Developers dt. 25.05.2011 (S. No. 5591)
19. **Certified Copy of** Regd. sale deed executed by M/s Madhusudan Sehkari Awas Samiti Ltd. Agra in favour of M/s Niketan Developers dt. 21.05.2011 (S. No. 5416)
20. **Certified Copy of** Regd. sale deed executed by M/s Madhusudan Sehkari Awas Samiti Ltd. Agra in favour of M/s Niketan Developers dt. 23.05.2011 (S. No. 5458)
21. **Certified Copy of** Regd. sale deed executed by M/s Radha Krishan Sehkari Awas Samiti Ltd. Agra in favour of M/s Madhusudan Sehkari Awas Samiti Ltd. Agra dt. 27.03.2006 (S. No. 2347)



22. **Certified Copy of Regd. sale deed** executed by M/s Radha Krishan Sehkar Awas Samiti Ltd. Agra in favour of M/s Madhusudan Sehkar Awas Samiti Ltd. Agra dt. 27.03.2006 (S. No. 2348)
23. **Certified Copy of Regd. sale deed** executed by M/s Chandra Gramin Sehkar Awas Samiti Ltd. Agra in favour of M/s Navrang Sehkar Awas Samiti Ltd. Agra dt. 24.02.2001 (S. No. 937)
24. **Certified Copy of Regd. sale deed** executed by Sh. Bani Singh S/o Sh. Resham Singh in favour of M/s Navrang Sehkar Awas Samiti Ltd. Agra dt. 28.05.2001 (S. No. 2484)
25. **Certified Copy of Regd. sale deed** executed by M/s Chandra Gramin Sehkar Awas Samiti Ltd. Agra in favour of M/s Navrang Sehkar Awas Samiti Ltd. Agra dt. 24.02.2001 (S. No. 929)
26. **Certified Copy of Regd. sale deed** executed by Sh. Resham Singh S/o Sh. Hari Kanth in favour of M/s Chandra Gramin Sehkar Awas Samiti Ltd dt. 24.09.2002 (S.No. 4840)
27. **Certified Copy of Regd. sale deed** executed by Sh. Laxmi Narayan Agarwal S/o Sh. Babu Lal in favour of M/s Radha Krishan Sehkar Awas Samiti Ltd. Agra, dt. 29.08.2001 (S.No. 4338)
28. **Certified Copy of Regd. sale deed** executed by Smt. Chandrawati w/o Sh. Shiv Singh & Sh. Shiv Singh S/o Sh. Punni Lal in favour of M/s Radha Krishan Sehkar Awas Samiti Ltd. Agra dt. 17.08.2001 (S. No. 4020)
29. **Xerox of Khatoni** in the name of M/s Niketan Developers, Girraj Sehkar Awas Samiti Ltd. Agra & Navrang Sehkar Awas Samiti Ltd. Agra
30. **Xerox of Development Agreement** executed between M/s Niketan Developers & M/s Bhawna Housing Pvt. Ltd. dt. 21.08.2020
31. **Xerox of Development Agreement** executed between M/s Tirth Sehkar Awas Samiti Ltd. & M/s Bhawna Housing Pvt. Ltd. dt. 21.08.2020
32. **Xerox of Order Passed by Housing Commissioner Dt. 24.02.2006**
33. **Xerox of F.I.R./Intimation** for lost of Original sale deeds dated 07.10.2020
34. **Xerox of Layout Plan**
30. **Xerox of PDC Cheque Clearance Statement** (sale deed dt. 11.11.2020 (Sr. No.7368), dt. 07.11.2020 (Sr. No. 7251), 09.11.2020 (S. No. 7279), 10.11.2020 (S. No. 7323), 06.11.2020 (Sr. No. 7233)
19. **Comment on Enforceability of SARFAESI Act 2002 over the proposed security.**
SARFAESI Act 2002 is enforceable
20. **Whether any additional formalities to be completed by the proposed Mortgagor. If yes, state specifically in case of flat(s)/property(s) in Co-operative Society, whether allotment letter, possession letter, share certificate, affidavit, power of attorney is required.**
No Additional formalities required



Remark I personally visited the Sub-Registrar office searched the records and ensured the correctness of the entries in the Register and there is no omission of any encumbrances in the Encumbrance Certificate. This is to certify that the title to the property of the owners is clear and marketable without any further act on the part of owner.



Signature

Manish Jain Advocate

List of enclosures

1. Receipt dated 12.01.2022 issued by Sub Registrar, Agra regarding fee for search.