
Abdul Jalil
Advocate

☎ : 2414022
Mobile : 9335563257

Dated-27.11.2021

To,

Whom it may concern

Dear sir,

Reg. : Verification of title and search of registration records pertaining to Nazul now Freehold Plot No.9-9A, Lukerganj, Allahabad, has been declared freehold, together with House No. Old 9/16, Jhulelal Nagar, Lukerganj, Allahabad, presently numbered as 25/16, 25A/16A, and 25B/16B, Jhulelal Nagar, Lukerganj, Allahabad now Prayagraj, measuring 3355.79 Sq Metres, out of 4300 Sq. yards = 3595.47 sq. Metres, including constructions and trees, standing thereon. The aforesaid properties have been purchased by **MAABHAGWATI DEVELOPERS LLP**, through its Designated Partner **Shri Shashank Agarwal S/o Late Rajeev Agarwal** R/o Flat No. B-304/305, 60/48, Pushpendra Heights, Civil Lines, Prayagraj through a registered saledeed dated 05.09.2022 executed by **(1) Dr. (Mrs) Aroti Ghosh W/o Shri P.K. Ghosh** R/o 9/16, Old New Number 25/16, 25A/16A and 25B/16B, Jhulelal Nagar, Lukerganj, Allahabad Now Prayagraj and **(2) Mrs. Amala Bose** (Nee Amala Banerji also known as Amla Banerji) W/o Kallol Bose R/o 9/16,

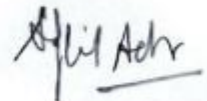


743/489 Mutthiganj, Allahabad-211003

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Old New Number 25/16, 25A/16A and 25B/16B, Jhulelal Nagar, Lukerganj, Allahabad Now Prayagraj, through her legally constituted attorney Dr. (Mrs) Aroti Ghosh W/o Shri P.K. Ghosh aforesaid, by virtue of a power of attorney dated 23.09.2021/20.10.2021, executed by Amala Banerji aforesaid, which is duly verified and certified by the order dated 08.02.2022 passed by District Registrar (ADM Finance) Allahabad now Prayagraj and **(3) Mrs. Minati Lahiri W/o Shri Bimal Lahiri** R/o 9/16, Old New Number 25/16, 25A/16A and 25B/16B, Jhulelal Nagar, Lukerganj, Allahabad Now Prayagraj through her legally constituted attorney Dr. (Mrs) Aroti Ghosh W/o Shri P.K. Ghosh aforesaid, by virtue of a power of attorney dated 30.01.2012, executed by Mrs. Minati Lahiri W/o Shri Bimal Lahiri aforesaid, which is registered in Pustak Sankhya IV Khand Sankhya 40 on pages 59/68 at Serial No. 18/12 in the office of Sub-Registrar, Allahabad-Second on 30.01.2012. The details of the title deeds have been discribed below.

The Property aforesaid purchased by **MAABHAGWATI DEVELOPERS LLP**, through its Designated Partner **Shri Shashank Agarwal S/o Late Rajeev Agarwal** R/o Flat No. B-304/305, 60/48, Pushpendra Heights, Civil Lines, Prayagraj, was nazul land and recorded as Nazul property in the records of Nazul



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Department Allahabad.

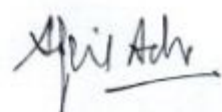
WHEREAS initially the Nazul Plot No. 9-9A, Lukerganj, Allahabad was nazul land and by an indenture dated 12.12.1912 was demised by the secretary of State for India in Council in favour of S. K. Mukerjee, which is registered in Bahi Sankhya 1 Jild Sankhya 347 on pages 25 to 26 at serial No. 151 in office of Sub-Registrar, Chail, Allahabad on 21.01.1913 for a period of 30 years with effect from 01.12.1912, renewable after every thirty years upto an aggregate period of ninety years.

AND WHEREAS after the death of S.K. Mukerjee the aforesaid lessee, the name of his son namely Hem Chandra Mukerjee was recorded over the aforesaid nazul land;

AND WHEREAS the lease of Nazul Plot No. 9-9A, Lukerganj, Allahabad was renewed vide deed of renewal dated 29.08.1947 in the name of Hem Chandra Mukerjee;

AND WHEREAS Hem Chandra Mukerjee alias Hem Mukerji S/o Late Dr. S.K. Mukerji, R/o 9 Lukerganj, Allahabad executed a Gift Deed of Nazul Plot No. 9-9A, Lukerganj, Allahabad in favour of Smt. Nanda Rani Devi W/o Late Shri K.L. Banerji R/o 16, Lukerganj, Prayagraj and her three daughters (1) Amala Devi Bose (2) Aroti Devi Ghosh (3) Minati Devi Lahiri, which was registered in Bank No. 1, Zild No. 1049 on pages 389 to 394 at serial no. 991 on dated 22.05.1957 and thus the above named persons became the owners of the aforesaid property;

AND WHEREAS by the mutation order of Prashashak Nagar Mahapalika, Allahabad, vide letter No. 3255/138/IX-2/55-56 dated 15.11.1966, the names of Smt. Nandarani Devi, Smt. Amala Devi,

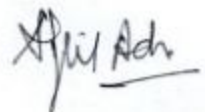


(4)

Aroti Devi and Minati Devi, was ordered to be recorded over the aforesaid nazul land;

AND WHEREAS a family settlement dated 15.11.1966 took place between the aforesaid lessees and by virtue of the aforesaid settlement dated 15.11.1966 an area measruing 1365.25 Sq. Yards came in the share of Smt. Nandarani Devi an area measruing 1181.25 Sq. Yards came in the share of Smt. Amala Bose an area measruing 1196 Sq. Yards came in the share of Minati Lahiri an area measruing 557.5 Sq. Yards came in the share of Dr. (Mrs) Aroti Ghosh;

AND WHEREAS Under the Prevelent Government Order, Dr. (Mrs) Aroti Ghosh, made an application for conversion of a portion of lease hold rights in the aforesaid Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad and the Collector Allahabad has allowed the conversion of lease hold right of Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad and the Collector Allahabad on behalf of Governor of Uttar Pradesh has executed a freehold deed dated 10.03.1997, which is registered in Pustak Sankhya 1 Khand 1050 on pages 1/26 at serial No. 2568 in the office of Sub-Registrar-Chail, Allahabad on 06.08.1997. A residential building bearing House No. Old 25/16, Jhulelal Nagar (Lukerganj) Allahabad stands over the aforesaid freehold land and the name of the Vendor (Dr. (Mrs) Aroti Ghosh) stands recorded over the aforesaid freehold land with building standing thereon and as such the Vendor (Dr. (Mrs) Aroti Ghosh) is the absolute owner of and in possession of Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad Upvibhajit Sankhya 9-9A/1 area 557.5 Sq. Yards = 466.12 Sq. Metres, by virtue of freehold deed aforesaid, which

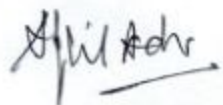


(5)

has been declared freehold for residential purpose;

AND WHEREAS on coming into force of the Government Order No. 2268/9-Dee-4-98-704, Sve/97 dated 01.12.1998, the Smt. Nandarani Devi, through her attorney Dr. (Mrs) Aroti Ghosh made an application for conversion of a portion of lease hold rights in the aforesaid Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad and the Collector Allahabad has allowed the conversion of lease hold right of Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad and the Collector Allahabad on behalf of Governor of Uttar Pradesh has executed a freehold deed dated 19.10.2000, which is registered in Pustak Sankhya 1 Khand 2568 on pages 51/78 at serial No. 614 in the office of Sub-Registrar-First, Allahabad on 29.01.2001. A residential building bearing House No. Old 25/16, Jhulelal Nagar (Lukerganj) Allahabad stands over the aforesaid freehold land and the name of the Smt. Nandarani Devi, stood recorded over the aforesaid freehold land with building standing thereon and as such the Smt. Nandarani Devi became the absolute owner and in possession of Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad Upvibhajit Sankhya 9-9A/2 area 1141.35 Sq. Metres, by virtue of freehold deed aforesaid, which has been declared freehold for residential purpose;

AND WHEREAS on coming into force of the Government Order No. 2268/9-Dee-4-98-704, Sve/97 dated 01.12.1998, the Smt. Amla Devi Bose, through her attorney Dr. (Mrs) Aroti Ghosh made an application for conversion of a portion of lease hold rights in the aforesaid Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad and the Collector Allahabad has allowed the conversion



(6)

of lease hold right of Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad and the Collector Allahabad on behalf of Governor of Uttar Pradesh has executed a freehold deed dated 19.10.2000, which is registered in Pustak Sankhya 1 Khand 2568 on pages 21/50 at serial No. 613 in the office of Sub-Registrar-First, Allahabad on 29.01.2001. A residential building bearing House No. Old 25/16, Jhulelal Nagar (Lukerganj) Allahabad stands over the aforesaid freehold land and the name of the Smt. Amla Devi Bose, stand recorded over the aforesaid freehold land with building standing thereon and as such the Vendor (Smt. Amla Devi Bose) became the absolute owner and in possession of Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad Upvibhagit Sankhya 9-9A/3 area 988.00 Sq. Metres, by virtue of freehold deed aforesaid, which has been declared freehold for residential purpose;

AND WHEREAS on coming into force of the Government Order No. 2268/9-Dee-4-98-704, Svt/97 dated 01.12.1998, the Smt. Minati Devi Lahiri, through her attorney Dr. (Mrs) Aroti Ghosh made an application for conversion of a portion of lease hold rights in the aforesaid Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad and the Collector Allahabad has allowed the conversion of lease hold right of Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad and the Collector Allahabad on behalf of Governor of Uttar Pradesh has executed a freehold deed dated 19.10.2000, which is registered in Pustak Sankhya 1 Khand 2568 on pages 79/106 at serial No. 615 in the office of Sub-Registrar-First, Allahabad on 29.01.2001. A residential building bearing House No. Old 25/16, Present No. 25A/16A, Jhulelal



(7)

Nagar (Lukerganj) Allahabad now Prayagraj stands over the aforesaid freehold land and the name of the Vendor (Mrs. Minati Devi Lahiri) stands recorded over the aforesaid freehold land with building standing thereon and as such the Vendor (Mrs. Minati Devi Lahiri) became the absolute owner and in possession of Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad Upvibhagit Sankhya 9-9A/4 area 1000.00 Sq. Metres, by virtue of freehold deed aforesaid, which has been declared freehold for residential purpose;

AND WHEREAS during her life time Smt. Nandarani Devi, executed a WILL dated 05.02.1986, which is registered in Bahi Sankhya 3 Jild Sankhya 307 on pages 42 to 46 at Serial No. 68 on 12.03.1986 in the office of Sub-Registrar-First, Allahabad;

AND WHEREAS Smt. Nandarani Devi died on 11.03.2007, leaving the aforesaid registered WILL and after the death of Smt. Nandarani Devi, by virtue of aforesaid WILL, the Owners, namely Dr. (Mrs) Aroti Ghosh W/o Shri P.K. Ghosh and Mrs. Amala Bose (Nee Amala Banerji also known as Amla Banerji) W/o Kallol Bose and Mrs. Minati Lahiri W/o Shri Bimal Lahiri, became the owners of the aforesaid Nazul Bhukhand Sankhya 9-9A, Lukerganj, Allahabad Upvibhagit Sankhya 9-9A/2 area 1141.35 Sq. Metres, Mohalla G.T. Road, Lukerganj, Allahabad to the extent of 1/3 share each;

AND WHEREAS after the death of Smt. Nandarani Devi her freehold property measuring 1141.35 Sq. metres devolved in equal share i.e. measuring 380.45 Sq. metres each to the aforesaid owners, namely Dr. (Mrs) Aroti Ghosh W/o Shri P.K. Ghosh and Mrs. Amala Bose (Nee Amala Banerji also known as Amla Banerji) W/o Kallol Bose and Mrs. Minati Lahiri W/o Shri

Adv

(8)

Bimal Lahiri, and thus the aforesaid owners were the owners of the area of the aforesaid property as detailed below together with House No. Old 9/16 Jhulelal Nagar, Lukerganj, Allahabad Presently Numbered as 25/16, 25A/16A, and 25B/16B Jhulelal Nagar, Lukerganj, Allahabad Now Prayagraj.

Dr. (Mrs) Aroti Ghosh is the owner of $466.12 + 380.45 = 846.57$ Sq.Metres in the aforesaid property.

Mrs. Amala Bose is the owner of $988 + 380.45 = 1368.45$ Sq.Metres in the aforesaid property.

Mrs. Minati Devi Lahiri is the owner of $1000 + 380.45 = 1380.45$ Sq.Metres in the aforesaid property .

That after the aforesaid nazul land was declared freehold, the aforesaid owners sold and transfered the aforesaid property through a registered saledeed dated 05.09.2022 in favour of **MAABHAGWATI DEVELOPERS LLP**, through its Designated Partner **Shri Shashank Agarwal S/o Late Rajeev Agarwal R/ o Flat No. B-304/305, 60/48, Pushpendra Heights, Civil Lines, Prayagraj.** which is registered in Bahi Sankhya 1 Jild Sankhya 7416 on pages 73 to 112 at Serial No. 7593 in the office of Sub-Registrar Sadar (Second), Prayagraj on 05.09.2022.

I have examined the freehold deed dated 10.03.1997 executed by Upper Ziladhikari (Nazul) Allahabad on behalf of Governor of Uttar Pradesh, in favour of Dr. (Mrs) Aroti Ghosh , which is registered in Pustak Sankhya 1 Khand Sankhya 1050 on pages 01/26 at serial No. 2568 in the office of Sub-Registrar Chail, Sadar, Allahabad on 06.08.1997. And freehold deed dated 19.10.2000 executed by Upper Ziladhikari (Nazul) Allahabad on behalf of Governor of Uttar Pradesh, in favour of Smt. Nandarani Devi through her attorney Dr. (Mrs)

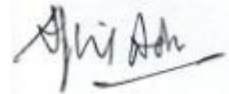


(9)

Aroti Ghosh, which is registered in Pustak Sankhya 1 Khand Sankhya 2568 on Pages 51/78 at serial No. 614 in the office of Sub-Registrar (First), Allahabad on 29.01.2001. And similarly freehold deed dated 19.10.2000 executed by Upper Ziladhikari (Nazul) Allahabad on behalf of Governor of Uttar Pradesh, in favour of Smt. Amla Bose through her attorney Dr. (Mrs) Aroti Ghosh, which is registered in Pustak Sankhya 1 Khand Sankhya 2568 on Pages 21/50 at serial No.613 in the office of Sub-Registrar (First), Allahabad on 29.01.2001. And freehold deed dated 19.10.2000 executed by Upper Ziladhikari (Nazul) Allahabad on behalf of Governor of Uttar Pradesh, in favour of Smt. Minati Devi Lahiri through her attorney Dr. (Mrs) Aroti Ghosh, which is registered in Pustak Sankhya 1 Khand Sankhya 2568 on Pages 79/106 at serial No. 615 in the office of Sub-Registrar (First), Allahabad on 29.01.2001.

MAABHAGWATI DEVELOPERS LLP, through its Designated Partner **Shri Shashank Agarwal S/o Late Rajeev Agarwal** R/o Flat No. B-304/305, 60/48, Pushpendra Heights, Civil Lines, Prayagraj is the owner and in possession of the aforesaid property mentioned in the aforesaid sale deed and can create legal and valid mortgage and the aforesaid property can be kept as security with the Bank against loan.

The aforesaid party having been interested in carrying on business for the purpose of developing, establishing and constructing Apartment/Flats, have formed an LLP named **MAABHAGWATI DEVELOPERS LLP**, and is running smoothly till date and there is no dispute among the partners. The quarries required for the purpose of creation of legal and valid mortgage



(10)

and Securities are opined as follows:

1. From the perusal of the Freehold deed dated 10.03.1997 / 06.08.1997 (In favour of Dr. (Mrs) Aroti Ghosh) And Freehold deed dated 19.10.2000 / 29.01.2001 (In favour of Smt. Nandarani Devi) And Freehold deed dated 19.10.2000 / 29.01.2001 (In favour of Smt. Amla Bose) And Freehold deed dated 19.10.2000 / 29.01.2001 (In favour of Smt. Minati Devi Lahiri And the saledeed dated 05.09.2022 (In favour of **MAABHAGWATI DEVELOPERS LLP**) at present **MAABHAGWATI DEVELOPERS LLP** is the absolute owner and in possession of the aforesaid property.
2. It is found that **MAABHAGWATI DEVELOPERS LLP** is recorded owner of the aforesaid Property by way of sale from the original owners aforesaid and thus at present **MAABHAGWATI DEVELOPERS LLP** is the registered owner of the aforesaid property and its title to the property is clear, absolute and unassailable. **MAABHAGWATI DEVELOPERS LLP** is having a marketable title and is competent to transfer, lease or mortgage and give in security, the said property.
3. The chain of title of deeds is complete.
4. I have made a search in the registration records in the office of Sub-Registrar-Sadar First, Prayagraj for 30 Years upto available records in respect of captioned properties. No registered charge, lien or encumbrance is found, hence I have to report that the aforesaid property is free from all lien, charge or encumbrances.
5. I certify that after perusal of the above records, the present owner **MAABHAGWATI DEVELOPERS LLP** is the absolute owner of 3355.79 SQ METRES of land and its title in the aforesaid

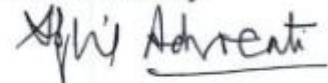


(11)

property is absolute and is competent to enter into lease agreement and can create a legal and valid equitable mortgage by deposit of original title deeds and the Bank can safely accept the aforesaid property and its relative original chain of title deeds for creation of equitable mortgage thereon.

Dated- 27.11.2023

Your's faithfully



Abdul Jalil Advocate

ENCLOSER: Fee receipt No.2023018028926 dated 25.11.2023 issued by Sub-Registrar-Sadar First, Prayagraj and 2023019017543 dated 25.11.2023 issued by Sub-Registrar-Sadar Second, Prayagraj for the search.

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक
सदर प्रथम
प्रयागराज

क्रम संख्या 2023018028926

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 25/11/2023

प्रस्तुतकर्ता या प्रार्थी का नाम अब्दुल जलील एडवोकेट

लेख का प्रकार: मुआयना

1993 वर्ष से 2004 तक

प्रतिफल की धनराशि 100

1. रजिस्ट्रीकरण शुल्क
2. प्रतिनिधिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुक़तार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 25/11/2023

दिनांक जब लेख प्रतिनिधि या तलाश 25/11/2023

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक
सदर प्रथम
प्रयागराज

क्रम संख्या 2023018028926

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 25/11/2023

प्रस्तुतकर्ता या प्रार्थी का नाम अब्दुल जलील एडवोकेट

लेख का प्रकार: मुआयना 1993 वर्ष से 2004 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिनिधिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुक़तार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 25/11/2023

दिनांक जब लेख प्रतिनिधि या तलाश 25/11/2023

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 1

भाग 1 की प्रतिलिपि पर फिर से लगाया जाने वाला

उपनिबन्धक
सदर प्रथम
प्रयागराज

क्रम संख्या 2023018028926

अधिनियम 16 1908 की धारा 52 के अधीन रमीद

प्रस्तुतकर्ता या प्रतिनिधि या तलाश प्रमाण पत्र के लिए प्रार्थी का नाम
अब्दुल जलील एडवोकेट

1993 वर्ष से 2004 वर्ष तक

निष्पादक का नाम

लेख का प्रकार मुआयना

प्रतिफल की धनराशि 100

प्रार्थना पत्र प्रस्तुत करने का दिनांक 25/11/2023

दिनांक जब लेख प्रतिनिधि 25/11/2023

या तलाश प्रमाण पत्र वापस करने के लिए तैयार होना

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

27/11/2023, 12:10

भाग 1

प्रस्तुतकर्ता अधवा प्राप्ति द्वारा रखा जाने वाला
उपनिबन्धक: सदर दृष्टितीय

क्रम संख्या 2023019017543

प्रमाणपत्र

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 25/11/2023

प्रस्तुतकर्ता या प्रार्थी का नाम अद्वैत जलील एडवोकेट

लेख का प्रकार: मुआयना

2005 वर्ष से 2023 तक

प्रतिफल की धनराशि 100

1. रजिस्ट्रिकरण शुल्क

2. प्रतिनिधित्व शुल्क

3. निरीक्षण या तलाश शुल्क

4. मुज्जाह के अधिप्रमाणीकरण लिए शुल्क

5. कर्मचारी शुल्क

6. विविध

7. यात्रिक भत्ता

1 में 6 नक़ का योग 100

शुल्क वसूल करने का दिनांक 25/11/2023

दिनांक जब लेख प्रतिनिधि या तलाश 25/11/2023

प्रमाण पत्र वापस करने के लिए तैयार किया

नरिस्ट्रिकरण अधिकारी के हुस्नाक्षर

सुप निवेदन

भाग 1

प्रमाणपत्र दिनांक

भाग 1 की प्रतिनिधि पर फिर से लगाया जाने वाला

उपनिबन्धक: सदर दृष्टितीय

क्रम संख्या 2023019017543

प्रमाणपत्र

अधिनियम 16 1908 की धारा 52 के अधीन रसीद

प्रस्तुतकर्ता या प्रतिनिधि या तलाश प्रमाण पत्र के लिए प्रार्थी का नाम

अद्वैत जलील एडवोकेट

2005 वर्ष से 2023 वर्ष तक

निष्पादक का नाम

लेख का प्रकार: मुआयना

प्रतिफल की धनराशि 100

प्रार्थना पत्र प्रस्तुत करने का दिनांक 25/11/2023

दिनांक जब लेख प्रतिनिधि 25/11/2023

या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा

रजिस्ट्रिकरण अधिकारी के हुस्नाक्षर

सुप निवेदन

प्रमाणपत्र दिनांक

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