

MANISH SRIVASTAVA, Advocate, High Court, Lucknow Bench, Lucknow
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Date: 20.05.2016

To,
The Senior Manager,
Allahabad Bank,
Branch- Nadeshwar,
Varanasi

Dear Sir,

LEGAL OPINION CUM NON ENCUMBRANCE

CERTIFICATE & LEGAL SCRUTINY REPORT of the property Land bearing Khasra no. 460, total admeasuring area 3610 sq. meters situated at Village Baghamau, Pargana, Tehsil & District-Lucknow owned by M/s Manjari Developers at C-967/68, Flat no. 103, Mahalaxmi Apartment, B Block, Mahanagar, Lucknow through its partners Smt. Manjari Singh wife of Rajeev Kumar Singh and Smt. Sunita Singh wife of Abhay Kumar Singh and Sri Amrendra Bahadur Singh son of late Narendra Bahadur Singh

With reference to your direction in respect of above, I submit my legal opinion cum non encumbrance certificate and legal scrutiny report as hereunder:

1) **Name and address of mortgagor/title holder:** M/s Manjari Developers at C-967/68, Flat no. 103, Mahalaxmi Apartment, B Block, Mahanagar, Lucknow through its partners Smt. Manjari Singh wife of Rajeev Kumar Singh and Smt. Sunita Singh wife of Abhay Kumar Singh and Sri Amrendra Bahadur Singh son of late Narendra Bahadur Singh

2) Details/description of documents scrutinized:

Sl. No.	Date of document	Type of Document	Whether original/ certificate /true copy/ Photostat copy examined	Details of registration with Sub Registrar
1	12.05.2015	Sale deed	Original	Sale deed entered in the records of Book no.-1, Volume No.- 16782, at Pages no. 267/394 at Serial no. 6887 in the office of Sub Registrar 2 nd , Lucknow
2	30.04.2015	Sale deed	Original	Sale deed entered in the records of Book no.-1, Volume No.- 16742, at Pages no. 1/44 at Serial no. 6294 in the office of Sub Registrar 2 nd , Lucknow
3	13.05.2015	Builder Agreement	Original	Sale deed entered in the records of Book no.-1, Volume No.- 16784, at Pages no. 207/258 at Serial no. 6917 in the office of Sub Registrar 2 nd , Lucknow

3) Details/description of property/properties (in respect of the information as stated against item no. 2)

(भाग-1)

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रक्खा जाने वाला)

क्रम संख्या

(भाग-2)

(भाग 1 की प्रतिलिपि पर फिर से लगाया जाने वाला)

क्रम संख्या

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(अधिनियम 16, 1908 की धारा 52 के अधीन रसीद)

प्रस्तुतकर्ता या प्रतिलिपि तलाश प्रमाण पत्र] के लिए प्रार्थी का नाम

विस्पादक का नाम

लेख्य का प्रकार

प्रतिफल की धनराशि

प्रार्थना-पत्र प्रस्तुत करने का दिनांक

दिनांक जब लेख्य प्रतिलिपि या तलाश प्रमाण-पत्र वापस करने के लिए तैयार होगा।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

लेख पत्र या प्रार्थना पत्र प्रस्तुत करने का दिनांक

प्रस्तुतकर्ता या प्रार्थी का नाम

लेख्य का प्रकार

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क

2. प्रतिलिपिकरण शुल्क

3. निरीक्षण या तलाश शुल्क

4. मुख्तारनामा के अधिप्रमाणीकरण के लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यांत्रिक पता

1 से 6 तक का योग

शुल्क वसूल करने का दिनांक

दिनांक, जब लेख्य प्रतिलिपि या तलाशनामा पत्र

वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

12.01.2007 which entered in the records of Book no. 1, Volume no. 6314 at Pages no. 251 to 276 at Serial no. 332 in the office of Sub Registrar 2nd, Lucknow. And whereas Smt. Zarina Khatoon wife of Sri Abdul Bashir resident of Village- Malesheymau, Pargana, Tehsil & District- Lucknow transferred the area 0.228 hectares out of the said land bearing Khasra no. 460 in favour of Mathetics Engecon Private Ltd., through its Director Sri Pankaj Singh, by way of registered sale deed dated 30.08.2010 which entered in the records of Book no. 1, Volume no. 10150 at Pages no. 135 to 174 at Serial no. 12352 in the office of Sub Registrar 2nd, Lucknow.

That Sri Ramjani son of late Mohd. Ezaj resident of Village- Malesheymau, Pargana, Tehsil & District- Lucknow was co-bhumidhar with transferable rights of his share in land bearing Khasra no. 460 admeasuring area 0.9510 hectares situated at Village Baghamau, Pargana, Tehsil & District- Lucknow and he transferred the area measuring 0.0699 hectares out of said land in favour of Smt. Shamim Begum Chauhan wife of Sri Sharafat Ali Chauhan resident of Kasba & Post Office- Sivaal Khas, district- Meerut by way of registered