

**A.N.SHUKLA**

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**TITLE SEARCH REPORT & LEGAL SCRUTINY REPORT**

Sub- Title Search Report & Legal Scrutiny Report with respect of Land bearing of Khasra No. 128 mi Area 2154.275 Sq Mtr Situated at Mahui Sugharpur, Tappa & Pargna – Haveli, Tehsil Sadar, City & District – Gorakhpur Owned by Zakir Ali son of Late Mazid Ali resident at Buxipur, Gorakhpur, Zarina Khanum alias Mahmooda alias Zarina Khatun Daughter of Niyamat Aalam Khan resident at Jhanga, Kushinagar and Jamil Ahmed Khan son of Late Maqbul Ahmed resident at Badgo Tola Gehuanasagar, Gorakhpur and builders agreement executed by owners in favour of Agrasen Estates Private Limited registered office WZ-106/125, Rajori Garden Extension, Near Cambridge Foundation School, New Delhi- 110027 through its Director Vikas Kejriwal son of Shyam Sunder Kejriwal resident at WZ-106/125, Rajori Garden Extension, Near Cambridge Foundation School, New Delhi- 110027 present address: 507, Saraf Residency, Betiahata, Gorakhpur vide deed dated 18/10/2021 in office of Sub Registrar II Gorakhpur at Bahi No 1, Jild No. 18109, Page no. 105 to 138 Sr. No. 13739.

Dear Sir,

As per Your instruction, I Achyuttanand Shukla Advocate have conducted the legal scrutiny of aforesaid project and investigated the title Agrasen Estates Private Limited over his/her//their immovable property as mentioned in the Schedule-I and conducted a detailed investigation of Title since inception and conducted the search of available records of the Index-II till 2010-11 to 2022-23, Sub Registrar office II Gorakhpur & trace Record for last 13 Years from Receipt dated 14/06/2023.



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## SCHEDULE -I

(Details of Developer and Landowners)

1.	Name & Address of The Developer:	Agrasen Estates Private Limited registered office WZ-106/125, Rajori Garden Extension, Near Cambridge Foundation School, New Delhi-110027 through its Director Vikas Kejriwal son of Shyam Sunder Kejriwal resident at WZ-106/125, Rajori Garden Extension, Near Cambridge Foundation School, New Delhi- 110027 present address: 507, Saraf Rewsidency, Betiahata, Gorakhpur
2.	Name & Address Of the Landowners (presently Owner of the immovable Property):	<b>Zakir Ali</b> son of Late Mazid Ali resident at Buxipur, Gorakhpur, <b>Zarina Khanum alias Mahmooda alias Zarina Khatun</b> Daughter of Niyamat Aalam Khan resident at Jhanga, Kushinagar and <b>Jamil Ahmed Khan</b> son of Late Maqbul Ahmed resident at Badgo Tola Gehuanasagar, Gorakhpur.
3.	Adrees of the property under the Project:	Khasra No. 128 mi Area 2154.275 Sq Mtr situated at Mahui Sugharpur, Tappa & Pargana – Haveli, Tehsil – Sadar, City & District – Gorakhpur.

## SCHEDULE -II

(Details of Immoveable Property)

1.	Plot No./ Land Revenue Survey Nos. Kh. No. with its area covered under Title	Khasra No. 128 mi Area 2154.275 Sq Mtr situated at Mahui Sugharpur, Tappa & Pargana – Haveli, Tehsil – Sadar, City & District – Gorakhpur.
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	scrutiny:	Sadar, City & District – Gorakhpur.
2.	Detailed Adress of aforesaid Land/Plot (Village, Tappa, Pargana, Tehsil, District)	Khasra No. 128 mi Area 2154.275 Sq Mtr situated at Mahui Sugharpur, Tappa & Pargana – Haveli, Tehsil – Sadar, City & District – Gorakhpur.
3.	Boundaries:	East – Plot of Jamil Ahmed and other. West – Property of Shivdas Gupta. Noth – Main Road. South – Property of Timal
4.	Nature/Type of Land	Residentiol and Commercial.

I have examined & Varified the documents as mentioned in Schedule -III

### SCHEDULE -III

- 1- Copy of Builders Agreement duly registered dated 18/10/2021. Executed by **Zakir Ali, Zarina Khanum alias Mahmooda alias Zarina Khatun, and Jamil Ahmed Khan** in favour of Agrasen Estates Private Limited registered office WZ-106/125, Rajori Garden Extension, Near Cambridge Foundation School, New Delhi- 110027 through its Director Vikas Kejriwal son of Shyam Sunder Kejriwal resident at WZ-106/125, Rajori Garden Extension, Near Cambridge Foundation School, New Delhi- 110027 present address: 507, Saraf Rewsidency, Betiahata, Gorakhpur.
- 2- Copy of Khasera and Khatauni
- 3- Copy of Assasement list of Nagar Nigam Gorakhpur.

### HISTORY OF TITLE

Due to unavailability of all the index II in the office of Sub Registrar Gorakhpur, I Searched Khasra in office.

### CONCLUSION

Accordingly, chain of title is complete and lagally passed to owner by succession and thereby said Agrasen Estates Private Limited registered office WZ-106/125, Rajori Garden Extension, Near Cambridge Foundation School, New Delhi-



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110027 through its Director Vikas Kejriwal son of Shyam Sunder Kejriwal resident at WZ-106/125, Rajori Garden Extension, Near Cambridge Foundation School, New Delhi- 110027 present address: 507, Saraf Residency, Betiahata, Gorakhpur derived legal, valid marketable title over the said land through deed dated 11/10/2021 registered in office of sub registrar Gorakhpur as document No. 13413.

## CERTIFICATE OF TITLE

I, Achyuttanand Shukla, Advocate have caused necessary searches in the office of Sub-Registrar II Gorakhpur for the duration of 2011 -12 to 2022-23 year and have personally examined all relevant records and documents with respect to the aforesaid property/land and after the considerations certify.

1. That the Builders Agreement of said land registered in office of Sub-Registrar II Gorakhpur, Vide no. 13739/2021 dated 18/10/2021.
2. That the sale deed dated also related to said land regisred in office of sub registrar dated 23/10/2013 executed in favour of owner.

I hereby certify that:

- 1- The said plot free from all sorts of encumbrances, charges, liabilities, liens and lispens, attachment of any kind what so ever and the title of the said plot is absolutely clear, free and marketable.
- 2- The said plot is not affected by Tenancy Laws Act etc and there is no need to get NOC for said plot.

It is, certified that **Zakir Ali, Zarina Khanum alias Mahmooda alias Zarina Khatun, and Jamil Ahmed Khan** are the owners of the mentioned land having valid title in plot.

Achyuttanand Shukla  
Advocate

