

A.N.SHUKLA

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4 Hariom Nagar II Civil Lines, Gorakhpur
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63 M, Shilpur Sahbazganj - Gorakhpur

TITLE SEARCH REPORT & LEGAL SCRUTINY REPORT

Sub- Title Search Report & Legal Scrutiny Report with respect of Land bearing of Khasra No. 362, 363, 364, 365 and 366 with House No. 732 Total Area 1579.92 Sq Mtr Situated at Mohaddipur, Tappa & Pargna – Haveli, Tehsil Sadar, City & District – Gorakhpur Owned by Asif Iqbal, Arif Iqbal, Shamim Iqbal alias Ahmed Iqbal, Saleem Iqbal, Sikandar Iqbal alias Prince alias Alexander Iqbal sons of K S Ahmed all resident at Parti Bazar, PO – Uska Bazar Siddharthnagar, presently resident at Mohaddipur, 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 Rewsidency, Betiahata, Gorakhpur vide deed dated 11/10/2021 in office of Sub Registrar II Gorakhpur at Bahi No 1, Jild No. 18094, Page no. 1 to 24 Sr. No. 13143.

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 13/06/2023.



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SCHEDULE -I

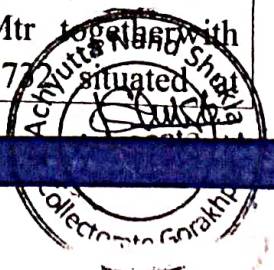
(Details of Developer and Landowners)

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):	Asif Iqbal, Arif Iqbal, Shamim Iqbal alias Ahmed Iqbal, Saleem Iqbal, Sikandar Iqbal alias Prince alias Alexander Iqbal sons of K S Ahmed all resident at Parti Bazar, PO – Uska Bazar Siddharthnagar, presently resident at Mohaddipur, Gorakhpur.
3.	Adrees of the property under the Project:	Khasra Nos. 362, 363, 364, 365 & 366 Area 1579.92 Sq Mtr togetherwith House, House No. 732 situated at Mohaddipur, 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 Nos. 362, 363, 364, 365 & 366 Area 1579.92 Sq Mtr togetherwith House, House No. 732 situated at Mohaddipur, Tappa & Pargana – Haveli, Tehsil – Sadar, City & District – Gorakhpur.
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	scrutiny:	Mohaddipur, Tappa & Pargana - Haveli, Tehsil - Sadar, City & District - Gorakhpur.
2.	Detailed Address of aforesaid Land/Plot (Village, Tappa, Pargana, Tehsil, District)	Mohaddipur, Tappa & Pargana - Haveli, Tehsil - Sadar, City & District - Gorakhpur.
3.	Boundaries:	East - Property of Other. West - Main Road North - Jagdamba Bhawan and other. South - Rest property of owner , Boundarywall and House of Ravishanker Shrivastava.
4.	Nature/Type of Land	Residential and Commercial.

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

SCHEDULE -III

- 1- Copy of Builders Agreement duly registered dated 11/10/2021. Executed by Asif Iqbal, Arif Iqbal, Shamim Iqbal alias Ahmed Iqbal, Saleem Iqbal, Sikandar Iqbal alias Prince alias Alexander Iqbal 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.
- 2- Copy of Khasra 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.



[Handwritten signature]

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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- 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. 13413/2021 dated 01/10/2021.

I hereby certify that:

- 1- The said plot free from all sorts of encumbrances, charges, liabilities, liens and lispedens, 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 Mr Abu Reshad Mohammad Muntsir Abbasi & Abul Fazal Mohammad Mansur Abbasi are the owners of the mentioned land having valid title in plot.

Achyuttanand Shukla
Advocate
Gorakhpur