

SANJAY MOHAN TRIPATHI
Advocate

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Office:
Chamber No.44, Civil Court,
Gorakhpur-273001

Dated:- 30.10.2021

SPECIAL REPORT OF TITLE

Reg:-Property of Arazi No.13 & 14 under the Khata no.00328, Arazi No.10M, under the Khata no.00029, Arazi no.10M, under the Khata no.00016, Arazi no.10KA under the Khata no.00097 Situated in-Village Mirzapur Hata Betiya, Pargana-Haveli, Tehsil-Sadar, District Gorakhpur belonging to Triyugi Narain Tripathi and others.

A. PARTICULARS:

1.	Name of the Title Holder	Triyugi Narian Tripathi, Mahendra Kumar Tiwari, Vinod Kumar Tiwari, Pramod Kumar Tiwari, Anoop Kumar Tiwari Sons of Late Kedar Nath Tiwari AND Sunil Dutt Tripathi S/o Late Amreswari Prasad Tiwari AND Jagmohan Thakur S/o Late Jagdish Kumar Thakur, Smt. Sudha Sharma W/o Late Jagdish Kumar Thakur AND Shailesh Kumar Thakur, Brijesh Kumar Thakur, Sons of Jitendra Kumar Thakur, Smt. Gayatri
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	Thakur W/o Jitendra Kumar Thakur AND Rakesh Kumar Thakur, Umesh Kumar Thakur, Mukesh Kumar Thakur, sons of Late Jogendra Kumar Thakur, Smt. Nirmala Devi W/o Late Yogendra Kumar Thakur. AND Alok Kumar Thakur S/o Late Mahendra Kumar Thakur All residence of Mohalla-Mirzapur, Betiya Hata, Tehsil-Sadar, Distt-Gorakhpur Pin-273001
Details of Property	Khata No.00328, Arazi No.13, Area-0.1130H Arazi No.14, Area-0.3080H, Total Area-04210 H Right and Share of Area 1404.04 Square Meter and Khata No.00096 Arazi No.10M Area-0.0320H, Khata No.00097, Arazi No.10KA, Area 0.1060H, Khata No.00029 Arazi No.10M, Area-0.0324 and Khata No.00115 Arazi No.10M Area-0.032H. Total Area 0.202H Right and Share of Area 12500 Square Meter. And Khata No.00328 Arazi No.13 & 14 Right and Share of 1/3 Part Area-108.4578 Square Meter Total 8 Arazi with the Total Area-2674.208 Square Meter all Arazi/Plots situated in Village Mirzapur Hata Betiya, Pargana-Haveli, Tehsil-Sadar, Distt-Gorakhpur



B. INVESTIGATIONS:

1	Details of Title Deeds Mr.Triyugi Narian Tripathi, Mahendra Kumar Tiwari, Vinod Kumar Tiwari, Pramod Kumar Tiwari, Anoop Kumar Tiwari, Vinay Kumar Tiwari, Sons of Late Kedarnath Tiwari, All Residence of Mirzapur Betiyahata, Tehsil-Sadar, Distt-Gorakhpur are recorded Tenure Holder of Plot No.13 and 14 area 1403.34 Sq.mtr. situated in Village Mirzapur Hata Betia Tehsil-Sadar, Distt-Gorakhpur under the Revenue Record Khatauni of account No.00328. AND Sunil Dutt Tripathi son of Late Amreshwari Prasad Tiwari, Residence of Mirzapur Betiya, Post-Sadar, Tehsil-Sadar, Distt-Gorakhpur is recorded Tenure holder of Plot No.13 and 14 area 108.4578 sq.mtr situated in Village-Mirzapur Hata Betiya, Tehsil-Sadar, District-Gorakhpur under the Revenue Record, Khata No.00328 AND Jagmohan Thakur son of Late Jagdish Kumar Thakur, Smt. Sudha Sharma W/o Late Jagdish Kumar Thakur and Rakesh Kumar Thakur, Umesh Kumar Thakur, Mukesh Kumar Thakur sons of Late Jogendra Kumar Thakur and Smt. Nirmala Devi W/o Late Jogendra Kumar Thakur, all resident of Mirzapur Hata Betiya, Thehsil-Sadar, Distt-
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	Gorakhpur are recorded Tenure-holder of plot No.10M, Area-160.00 sq.mtr & Plot No.10Ka, Area-72.34 Sq.mtr, situated in Village-Mirzapur Hata Betia, Tehsil-Sadar, District-Gorakhpur under the Revenue Record, Khata no.00115 and Khata no.00097 respectively and Shailesh Kumar Thakur, Brijesh Kumar Thakur sons of Late Jitendra Kumar Thakur and Smt.Gayatri Devi W/o Late Jitendra Kumar Thakur all resident of Mirzapur Hata Betiya, Tehsil-Sadar, District-Gorakhpur are recorded Tenure-Holder of Plot No.10Ka Area-72.30 Sq.mtr and Plot No.10M Area-160.00 Sq.mtr situated in Mirzapur Hata Betiya, Tehsil-Sadar, District-Gorakhpur under the revenue recored Khata no.00097 and Khata no.00115 respectively. AND Mr. Alok Kumar Thakur son of Late Mahendra Kumar Thakur Residence of Mirzapur Hata Betiya Tehsil-Sadar, Distt-Gorakhpur is recorded Tenure Holder of Plot No.10KA area 72.3 Sq.Mtr and 10M area 160.00 Sq.mtr. Situated in Village-Mirzapur Hata Betiya, Tehsil-Sadar, District-Gorakhpur is recorded Tenure-Holder under the Khata no.00097 and 00029 respectively. The above Tenure Holders are absolute owners of the aforesaid property. The title of the parties are
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complete, Clear and indisputable regarding the land and things adjusting on the plots belong to the above title holders.

There is no prior mortgage/charges/encumbrances on the aforesaid properties. Thus the said properties are free from all encumbrances.

The above titles are genuine. Further it is pertaining to mention that M/s-Navel Developers, Address-132, Buddh Vihar Taramandal, District-Gorakhpur through its partner Vinay Kumar Tiwari son of Late Kedarnath Tiwari, Resident of House No.B-3/89, Vishal Khand Gomati Nagar Lucknow and Girish Prasad Rawat son of Chauthi Prasad Resident of House No.264, Buddh Nagar Rustampur New Shivpuri Colony, Gorakhpur and Rudrapratap Singh son of Late Akhilanand Singh resident of Pragypuram Mahui Sugharpur District-Gorakhpur and Makhan Lal Goyal, Son of Late Sampat Lal Goyal Resident of 73, Nishad Chowk Betiahata South Mirzapur, Gorakhpur have obtain the possession on aforesaid plots through a registered deed known as Builders agreement, which is registered on 14.03.2019 in Book No.1, Zild No.15511 on page no.311 to 396 at Serial No.3290 in the

		office of sub-registrar Sadar-2 District-Gorakhpur and they have become absolute possessor since March-2019 on the aforesaid properties
2	Whether title deed(s) given to the counsel are original or copy of the documents	As Above
3	Whether documents given raise any doubt or suspicion?	No
4	Whether the particulars of registration as given in the title deed(s) shown to the counsel tally with the particulars as stated in the Registration record?	Yes
5	Whether there is any restrictions regarding the property?	No
6	Whether any defect in the title of the person?	No
7	Whether property in question is free from encumbrance?	Inspections conducted by the Counsel on behalf of Tenure Holders and builders since 14.03.2019 up till date in the office of sub-registrar, Gorakhpur which do not disclose any emcumbrance.

Dated. 30.10.2021

Signature


 (Sanjay Mohan Tripathi)

Advocate