

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक

सदर प्रथम

क्रम संख्या 2021013010154

अलीगढ़

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 17/06/2021

प्रस्तुतकर्ता अथवा प्रार्थी का नाम सुधीर कुमार गुप्ता एड०

लेख का प्रकार : मुआयना

2008 वर्ष से 2021 तक

प्रतिफल की धनराशि 100

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुल्तारनामा के अधिप्रमाणी करण के लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 17/06/2021

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

17/06/2021

भाग 1

भाग 1 की प्रतिलिपि पर लगाया जाने वाला

उपनिबन्धक सदर प्रथम

क्रम संख्या 2021013010154

अलीगढ़

अधिनियम 16 2308 की धारा 52 के अधीन रसीद

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

सुधीर कुमार गुप्ता एड०

2008 वर्ष से वर्ष 2021 तक

निष्पादक का नाम

लेख का प्रकार मुआयना

प्रतिफल की धनराशि 100

प्रार्थना पत्र प्रस्तुत करने का दिनांक 17/06/2021

दिनांक जब लेख प्रतिलिपि 17/06/2021

या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

TITLE SEARCH REPORT

**TO
WHOMSOEVER IT MAY CONCERN**

Subject: Legal Scrutiny Report In Respect Of M/S Bouyant Buildtech Pvt. Ltd., Alig Corporate Plaza, Maris Road, Aligarh Through Director (Developers/Builder) And Partner No. 1: Shri Rai Singh & Partner No. 2: Shri Sripal Sons Of Shri Bhanwar Pal Singh, Partner No. 3: Smt. Chanda W/O Shri Risal Singh, Shri Girish Pal Singh, Shri Rishipal Singh & Shri Satyapal Singh Sons Of Late Shri Risal Singh, Partner No. 4: Smt. Chandravati @ Chanda W/O Shri Kaliyan Singh, Shri Dheeraj Yadav, Shri Mahesh Yadav, Shri Jaipal Singh & Shri Pushpendra Yadav Sons Of Late Shri Kaliyan Singh, Partner No. 5: Smt. Shanti Devi W/O Shri Nahar Singh, Shri Kuldeep Singh, Shri Pradeep Yadav & Shri Sandeep Yadav Sons Of Shri Nahar Singh All R/O Nagla Devi, Pargana & Tehsil Koil, Aligarh (Land Owners) With Respect To Units/Floors In It & Ites Complex To Be Known As Madhava's Developed/To Be Developed On The Land Measuring 4657 Sq. Yards/3894.05 Sq. Meters Part Of Khet Khasra No. 387/2, 388/2 & 390 Situated At Mauja Kishanpur, Pargana & Tehsil Koil, Distt. Aligarh.

Dear Sir/Madam,

Please find Below The Legal Scrutiny In Respect Of M/S Bouyant Buildtech Pvt. Ltd., Alig Corporate Plaza, Maris Road, Aligarh Through Director (Developers/Builder) And Partner No. 1: Shri Rai Singh & Partner No. 2: Shri Sripal Sons Of Shri Bhanwar Pal Singh, Partner No. 3: Smt. Chanda W/O Shri Risal Singh, Shri Girish Pal Singh, Shri Rishipal Singh & Shri Satyapal Singh Sons Of Late Shri Risal Singh, Partner No. 4: Smt. Chandravati @ Chanda W/O Shri Kaliyan Singh, Shri Dheeraj Yadav, Shri Mahesh Yadav, Shri Jaipal Singh & Shri Pushpendra Yadav Sons Of Late Shri Kaliyan Singh, Partner No. 5: Smt. Shanti Devi W/O Shri Nahar Singh, Shri Kuldeep Singh, Shri Pradeep Yadav & Shri Sandeep Yadav Sons Of Shri Nahar Singh all R/O Nagla Devi, Pargana & Tehsil Koil, Aligarh (Land Owners) With Respect To Units/Floors In It & Ites Complex To Be Known As Madhava's Developed/To Be Developed On The Land Measuring 4657 Sq. Yards/3894.05 Sq. Meters Part Of Khet Khasra No. 387/2, 388/2 & 390 Situated At Mauja Kishanpur, Pargana & Tehsil Koil, Distt. Aligarh". The report is presented under the following headings:

1. Description of the Property
2. List of Documents reviewed
3. Observations
4. List of Documents required for approval of the Project
5. Conclusion

1. DESCRIPTION OF THE PROPERTY:

Units/Floors in it & ites complex to be known as Madhava's developed/to be developed on the land measuring 4657 Sq. Yards/3894.05 Sq. Meters Part Of Khet Khasra No. 387/2, 388/2 & 390 Situated At Mauja Kishanpur, Pargana & Tehsil Koil, Distt. Aligarh.

2. LIST OF DOCUMENTS REVIEWED/ DOCUMENTS REQUIRED BEFORE DISBURSEMENT:

We have perused the following documents that were submitted to us pertaining to the land measuring 4657 Sq. Yards/3894.05 Sq. Meters Part Of Khet Khasra No. 387/2, 388/2 & 390 Situated At Mauja Kishanpur, Pargana & Tehsil Koil, Distt. Aligarh; hereinafter referred to as "the said property":

1. Copy of Khatoni of Khet Khasra No. 387/2, 388/2, 390 & other situated at Mauja Kishanpur, Pargana & Tehsil Koil, Distt. Aligarh in the name of Shri Rai Singh & Shri Sripal Sons Of Shri Bhanwar Pal Singh, Smt. Chanda W/O Shri Risal Singh, Shri Girish Pal Singh, Shri Rishipal Singh & Shri Satyapal Singh Sons Of Late Shri Risal Singh, Smt. Chanda Devi W/o Shri Kaliyan Singh, Shri Dheeraj Yadav, Shri Mahesh Yadav, Shri Jaipal Singh & Shri Pushpendra Yadav Sons Of Late Shri Kaliyan Singh, Smt. Shanti Devi W/O Shri Nahar Singh, Shri Kuldeep Singh, Shri Pradeep Yadav & Shri Sandeep Yadav Sons Of Shri Nahar Singh.
2. Copy of Regd. Agreement to sale dated 04-05-2018 executed by Partner No. 1: Shri Rai Singh & Partner No. 2: Shri Sripal Sons Of Shri Bhanwar Pal Singh, Partner No. 3: Smt. Chanda W/O Shri Risal Singh, Shri Girish Pal Singh, Shri Rishipal Singh & Shri Satyapal Singh Sons Of Late Shri Risal Singh, Partner No. 4: Smt. Chandravati @ Chanda W/O Shri Kaliyan Singh, Shri Dheeraj Yadav, Shri Mahesh Yadav, Shri Jaipal Singh & Shri Pushpendra Yadav Sons Of Late Shri Kaliyan

Sudhir Kumar Gupta
Advocate

Singh, Partner No. 5: Smt. Shanti Devi W/O Shri Nahar Singh, Shri Kuldeep Singh, Shri Pradeep Yadav & Shri Sandeep Yadav Sons Of Shri Nahar Singh (First Party/I and Owners) in favour of M/S Bouyant Buildtech Pvt. Ltd., Alig Corporate Plaza, Maris Road, Aligarh Through Director (Second Party/Developers/Builder) about land measuring 4657 Sq. Yards/3894.05 Sq. Meters Part Of Khet Khasra No. 387/2, 388/2 & 390 Situated At Mauja Kishanpur, Pargana & Tehsil Koil, Distt. Aligarh & registered in Bahi No. 01 Jild No. 13603 at pages 151 to 186 in serial No 4762 dated 04-05-2018 in the Office of Sub Registrar-I, Tehsil Koil, Aligarh.

3. Copy of Approved Layout dated 24-09-2019 in respect of land measuring 4657 Sq. Yards/3894.05 Sq. Meters Part Of Khet Khasra No. 387/2, 388/2 & 390 Situated At Mauja Kishanpur, Pargana & Tehsil Koil, Distt. Aligarh issued by Aligarh Development Authority, Aligarh.

3. OBSERVATION

Shri Rai Singh & Shri Sripal Sons Of Shri Bhanwar Pal Singh, Smt. Chanda W/O Shri Risal Singh, Shri Girish Pal Singh, Shri Rishipal Singh & Shri Satyapal Singh Sons Of Late Shri Risal Singh, Smt. Chanda Devi W/O Shri Kaliyan Singh, Shri Dheeraj Yadav, Shri Mahesh Yadav, Shri Jaipal Singh & Shri Pushpendra Yadav Sons Of Late Shri Kaliyan Singh, Smt. Shanti Devi W/O Shri Nahar Singh, Shri Kuldeep Singh, Shri Pradeep Yadav & Shri Sandeep Yadav Sons Of Shri Nahar Singh through Reveue Records owner of the land measuring 4657 Sq. Yards/3894.05 Sq. Meters Part Of Khet Khasra No. 387/2, 388/2 & 390 Situated At Mauja Kishanpur, Pargana & Tehsil Koil, Distt. Aligarh and have valid and absolute possession of it.

4. ENCUMBRANCES

Search at the office of Sub-Registrar Koil, Aligarh. As per the inspection and search conducted by me on the basis of the record available in the Office of the concerned Sub-Registrar, the said property is free from encumbrances.

Shri Rai Singh & Shri Sripal Sons Of Shri Bhanwar Pal Singh, Smt. Chanda W/O Shri Risal Singh, Shri Girish Pal Singh, Shri Rishipal Singh & Shri Satyapal Singh Sons Of Late Shri Risal Singh, Smt. Chanda Devi W/O Shri Kaliyan Singh, Shri Dheeraj Yadav, Shri Mahesh Yadav, Shri Jaipal Singh & Shri Pushpendra Yadav Sons Of Late Shri Kaliyan Singh, Smt. Shanti Devi W/O Shri Nahar Singh, Shri Kuldeep Singh, Shri Pradeep Yadav & Shri Sandeep Yadav Sons Of Shri Nahar Singh are the recorded owners of the said property having a clear and marketable title to the said property. I have not examined whether there is any litigation or dispute in respect of the said property, as it is out of the scope of our work.

I/We further certify that Shri Rai Singh & Shri Sripal Sons Of Shri Bhanwar Pal Singh, Smt. Chanda W/O Shri Risal Singh, Shri Girish Pal Singh, Shri Rishipal Singh & Shri Satyapal Singh Sons Of Late Shri Risal Singh, Smt. Chanda Devi W/O Shri Kaliyan Singh, Shri Dheeraj Yadav, Shri Mahesh Yadav, Shri Jaipal Singh & Shri Pushpendra Yadav Sons Of Late Shri Kaliyan Singh, Smt. Shanti Devi W/O Shri Nahar Singh, Shri Kuldeep Singh, Shri Pradeep Yadav & Shri Sandeep Yadav Sons Of Shri Nahar Singh have/would derive a valid, clear, marketable and unencumbered title in the said property.

5. DOCUMENTS REQUIRED AT THE TIME OF DELIVERY OF PAY ORDER(S) / DEMAND DRAFT (S) TO THE SELLER/S / BORROWER/S COLLECTED BY THE BANK'S LAWYER:

- 1) Original Agreement to sale executed by Either Partner No. 1: Shri Rai Singh & or Partner No. 2: Shri Sripal Sons Of Shri Bhanwar Pal Singh, or Partner No. 3: Smt. Chanda W/O Shri Risal Singh, Shri Girish Pal Singh, Shri Rishipal Singh & Shri Satyapal Singh Sons Of Late Shri Risal Singh, or Partner No. 4: Smt. Chandravati @ Chanda W/O Shri Kaliyan Singh, Shri Dheeraj Yadav, Shri Mahesh Yadav, Shri Jaipal Singh & Shri Pushpendra Yadav Sons Of Late Shri Kaliyan Singh, or Partner No. 5: Smt. Shanti Devi W/O Shri Nahar Singh, Shri Kuldeep Singh, Shri Pradeep Yadav & Shri Sandeep Yadav Sons Of Shri Nahar Singh or M/S Bouyant Buildtech Pvt. Ltd. Through Director (As per Builder Agreement) in favour of Borrower(s)/Applicant(s).
- 2) Original payment receipts issued by Either Partner No. 1: Shri Rai Singh & or Partner No. 2: Shri Sripal Sons Of Shri Bhanwar Pal Singh, or Partner No. 3: Smt. Chanda W/O Shri Risal Singh, Shri Girish Pal Singh, Shri Rishipal Singh & Shri Satyapal Singh Sons Of Late Shri Risal Singh, or Partner No. 4: Smt. Chandravati @ Chanda W/O Shri Kaliyan Singh, Shri Dheeraj Yadav, Shri Mahesh Yadav, Shri Jaipal Singh & Shri Pushpendra Yadav Sons Of Late Shri Kaliyan Singh, or Partner No. 5: Smt. Shanti Devi W/O Shri Nahar Singh, Shri Kuldeep Singh, Shri Pradeep Yadav & Shri Sandeep Yadav Sons Of Shri Nahar Singh or M/S Bouyant Buildtech Pvt. Ltd. Through Director (As per Builder Agreement) in favour of Borrower(s)/Applicant(s).

6. DOCUMENTS REQUIRED POST DISBURSAL OF LOAN/FOLLOW-UP:

- 1) Original Possession Certificate as and when issued by Either Partner No. 1: Shri Rai Singh & or Partner No. 2: Shri Sripal Sons Of Shri Bhanwar Pal Singh, or Partner No. 3: Smt. Chanda W/O Shri Risal Singh, Shri Girish Pal Singh, Shri Rishipal Singh & Shri Satyapal Singh Sons Of Late Shri Risal Singh, or Partner No. 4: Smt. Chandravati @ Chanda W/O Shri Kaliyan Singh, Shri Dheeraj Yadav, Shri Mahesh Yadav, Shri Jaipal Singh & Shri Pushpendra Yadav Sons Of Late Shri Kaliyan Singh, or Partner No. 5: Smt. Shanti Devi W/O Shri Nahar Singh, Shri Kuldeep Singh, Shri Pradeep Yadav & Shri Sandeep Yadav Sons Of Shri Nahar Singh or M/S Bouyant Buildtech Pvt. Ltd. Through Director (As per Builder Agreement) in favour of Borrower(s)/Applicant(s)
- 2) Original duly registered Sale Deed/Transfer Deed/Conveyance Deed as and when executed by Either Partner No. 1: Shri Rai Singh & or Partner No. 2: Shri Sripal Sons Of Shri Bhanwar Pal Singh, or Partner No. 3: Smt. Chanda W/O Shri Risal Singh, Shri Girish Pal Singh, Shri Rishipal Singh & Shri Satyapal Singh Sons Of Late Shri Risal Singh, or Partner No. 4: Smt. Chandravati @ Chanda W/O Shri Kaliyan Singh, Shri Dheeraj Yadav, Shri Mahesh Yadav, Shri Jaipal Singh & Shri Pushpendra Yadav Sons Of Late Shri Kaliyan Singh, or Partner No. 5: Smt. Shanti Devi W/O Shri Nahar Singh, Shri Kuldeep Singh, Shri Pradeep Yadav & Shri Sandeep Yadav Sons Of Shri Nahar Singh or M/S Bouyant Buildtech Pvt. Ltd. Through Director (As per Builder Agreement) in favour of Borrower(s)/Applicant(s).

7. CONCLUSION:

After going through the record of property in question as available at the Office of Sub Registrar, Tehsil Koil, Aligarh since year 2008 to 2021 no encumbrance is found. In view of the foregoing, I/We certify that the title deeds intended to be deposited, relating to the property and offered as security by way of equitable mortgage and the documents of title referred to above are perfect evidence of the title and that if the said equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of equitable mortgage.

We hereby confirm that the Partner No. 1: Shri Rai Singh & Partner No. 2: Shri Sripal Sons Of Shri Bhanwar Pal Singh, Partner No. 3: Smt. Chanda W/O Shri Risal Singh, Shri Girish Pal Singh, Shri Rishipal Singh & Shri Satyapal Singh Sons Of Late Shri Risal Singh, Partner No. 4: Smt. Chandravati @ Chanda W/O Shri Kaliyan Singh, Shri Dheeraj Yadav, Shri Mahesh Yadav, Shri Jaipal Singh & Shri Pushpendra Yadav Sons Of Late Shri Kaliyan Singh, Partner No. 5: Smt. Shanti Devi W/O Shri Nahar Singh, Shri Kuldeep Singh, Shri Pradeep Yadav & Shri Sandeep Yadav Sons Of Shri Nahar Singh (First Party/Land Owners) and M/S Bouyant Buildtech Pvt. Ltd. Through Director Shri Rajesh Kumar Singh S/O Shri Bangali Singh (Second Party Developers/Builder) are duly authorised to sell the Units/ floors being developed by them on the said property.

That the Borrower(s) can create charge/ equitable mortgage in favour of any Bank/Finance Company/Institution by depositing the title documents.

That equitable mortgage can be created in favour of Bank/Finance Company/Institution only after execution & registration of Sub Lease/ Transfer Deed by Either Partner No. 1: Shri Rai Singh & or Partner No. 2: Shri Sripal Sons Of Shri Bhanwar Pal Singh, or Partner No. 3: Smt. Chanda W/O Shri Risal Singh, Shri Girish Pal Singh, Shri Rishipal Singh & Shri Satyapal Singh Sons Of Late Shri Risal Singh, or Partner No. 4: Smt. Chandravati @ Chanda W/O Shri Kaliyan Singh, Shri Dheeraj Yadav, Shri Mahesh Yadav, Shri Jaipal Singh & Shri Pushpendra Yadav Sons Of Late Shri Kaliyan Singh, or Partner No. 5: Smt. Shanti Devi W/O Shri Nahar Singh, Shri Kuldeep Singh, Shri Pradeep Yadav & Shri Sandeep Yadav Sons Of Shri Nahar Singh or M/S Bouyant Buildtech Pvt. Ltd. Through Director (As per Builder Agreement) in favour of Borrower and upon submission of the Original Title Documents to Bank/Finance Company/Institution, in respect of the Units/ floors in the said property.

As desired, the documents as received are returned herewith.

Should you desire any further information and/or clarification please do revert to us.

Remark: In Khatoni Khet No. mentioned is 287/2 but it has been corrected vide Order dated 08-02-2019 and correct Khet Khasra No. is 387/2.

Note: We have not examined whether there is any Litigation/Dispute in respect of the said property as it is out of scope of our work.

Thanking you,

Dated: 19-06-2021

SIGNATURE OF ADVOCATE (With Seal)

Sudhir Kumar Gupta
Advocate