

TO WHOM SO EVER IT MAY CONCERN

Re: Legal Opinion on investigation of title and obtaining of search report in respect of property:
Group Housing Plot No GH-05, situated at Sector 1, Rukmani Vihar Avasiya Yojna Vrindaban, Tehsil and District Mathura.

Belonging to M/s Regency Infratech LLP through its designated partner Shri Ayush Arora son of Shri Sandeep Kumar Arora, address – Office Block, Shri Krishna Sharnam, Chhatikara Road Vrindaban, Tehsil and District Mathura.

Details of Property –

Plot No. GH-05, situated at
Sector 1, Rukmani Vihar Avasiya Yojna
Vrindaban, Tehsil and District Mathura

Bounded as –

East – 30.00 Meter wide Master Plan Road
West – 12.00 Meter wide Road
North – Plot No P
South – Plot No GH -04

Admeasuring –

Total Area 4045.43 Square Meters

Present owner – Mathura Vrindaban Development Authority Mathura

Prospective Buyer – M/s Regency Infratech LLP through its designated partner Shri Ayush Arora son of Shri Sandeep Kumar Arora, address Office Block, Shri Krishna Sharnam, Chhatikara Road Vrindaban, Tehsil and District Mathura.

I have perused following documents in respect of property aforementioned

1. Original Allotment Letter no 433/sampatti/mvda/2023-24 dated 31.05.2023
2. Original Agreement to Sale registered in the office of Sub Registrar Mathura at Book No 1 Volume 12473 pages 361 –374 Document No 30036 dated 19.12.2023
3. Original Possession Letter no. 1905/sampatti/mvda/2023 -24 dated 22.12.2023

Tracing of chain of title –

- a. That initially owner of subject property was Mathura Vrindaban Development Authority, Mathura who acquired the land and developed Rukmani Vihar Avasiya Yojna at Vrindaban, Tehsil and District Mathura and allotted various residential and Group Housing plots & houses to the allottees
- b. That above noted Mathura Vrindaban Development Authority Mathura and allotted various residential plots & houses to the allottees.

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MOHAN KUMAR MISHRA
ADVOCATE

- c. That above noted Mathura Vrindaban Development Authority Mathura allotted Plot No. GH-05 admeasuring 4047.00 Sqm. in favour of M/s Regency Infratech LLP through its designated partner Sri Ayush Arora son of Sri Sandeep Kumar Arora, address Office Block, Shri Krishna Sharnam, Chhatikara Road Vrindaban, Tehsil and District Mathura vide its letter no. 433/sampatti/MVDA/2023-24 on dated 31.05.2023.
- d. That later on Mathura Vrindaban Development Authority Mathura came into an agreement to sale regarding above noted property with M/s Regency Infratech LLP through its designated partner Sri Ayush Arora son of Sri Sandeep Kumar Arora, address – Office Block, Shri Krishna Sharnam, Chhatikara Road Vrindaban, Tehsil and District Mathura through a deed, registered in the office of Sub Registrar (Regn) Mathura at Book No. 1 Volume 12473 pages 361-374 Document No. 30036 on dated 19.12.2023.
- e. That later on Mathura Vrindaban Development Authority Mathura handed over possession of Plot No. GH-05 admeasuring 4045.43 Sqm. in favour of M/s Regency Infratech LLP through its designated partner Sri Ayush Arora son of Sri Sandeep Kumar Arora, address Office Block, Shri Krishna Sharnam, Chhatikara Road Vrindaban, Tehsil & District Mathura vide its letter no. 1905/sampatti/ MVDA/2023-24 dated 22.12.2023.
- f. That after the execution of sale deed of subject property in favour of above noted M/s Regency Infratech LLP through its designated partner, they are legally entitled to offer their property for equitable mortgage in favour of bank and they can offer their property for equitable mortgage in favour of bank.
- g. That the title of the property is clear and marketable and charge can be created over the property in question.

D. Encumbrance certificate

I have personally verified the relevant records of Sub-Registrar office as maintained and as available from 01.01.2011 to 27.01.2024

I hereby certify that Mathura Vrindaban Development Authority Mathura has an absolute clear and marketable title over the schedule property, after the registration of the sale deed/free hold deed in the name of M/s Regency Infratech LLP through its designated partner, will have an absolute clear and marketable title over the schedule property.

There are no prior mortgage/charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificates for the period from 01.01.2011 to 27.01.2024 pertaining to the immovable property (ies) covered by above said title deeds. **The property is free from all encumbrances.**

The property can be complied under SARFAESI Act. There are no legal impediments for creation of the mortgage of the under any applicable law/rules in force.

Encl: 1. Original Inspection Receipt No. 96 dated 27.01.2024 Sub Registrar Mathura

Place: Mathura
Date 27.01.2024

Mohan Kumar Mishra
Advocate
MOHAN KUMAR MISHRA
ADVOCATE

स्थापित : 1927

रजिस्ट्रेशन नं. 86

मोबाइल : 9286305296



बार एसोसिएशन, मथुरा

क्रमांक 61

प्रमाण-पत्र

दिनांक 30/10/2023

प्रमाणित किया जाता है कि श्री/श्रीमती/कु० श्री. एन. कुमार् मिश्र स्वर्वाकेट
पुत्र/पुत्री/पति स्व० श्री. आनन्द गोपाल मिश्र निवासी 26 गोपाल बाग
पृथ्वीवत बार एसोसिएशन मथुरा के सदस्य हैं। यह वर्ष 1989 से बार एसोसिएशन
मथुरा में क्रिमिनल, सिविल, राजस्व में विधि व्यवसाय कर रहे हैं/रही है। उनकी बार काउन्सिल ऑफ उत्तर प्रदेश इलाहाबाद से
अधिवक्ता पंजीकरण संख्या U.P. 28.67 सन् 1989 है एवं बार सदस्यता संख्या.....
है। इनका चरित्र एवं व्यवहार उत्तम है।

मैं इनके उज्ज्वल भविष्य की कामना करता हूँ।



सचिव
बार एसोसिएशन, मथुरा

(Handwritten signature)

नं० B 17063

बार काँसिल आफ उत्तर प्रदेश



ऐडवोकेट पंजीकरण प्रमाण-पत्र

ऐडवोकेट्स अधिनियम, १९६१
की धारा २२ (१) के अंतर्गत प्रदत्त
क्रमांक उत्तर प्रदेश २८६७ सन् १९८६

प्रमाणित किया जाता है कि

श्री/कुमारी/श्रीमती सोहन कुमार मिश्र आत्मज/आत्मजा/पत्नी
श्री खानन्द गोपाल मिश्र जिला मथुरा आज की तिथि से
उत्तर प्रदेश बार काँसिल के अन्तर्गत ऐडवोकेट स्वीकृत किए गए तथा उनका
नाम ऐडवोकेट्स अधिनियम, १९६१ की धारा १७ के अधीन बार काँसिल द्वारा
अनुरक्षित ऐडवोकेट पंजिका में अंकित कर लिया गया।

यह प्रमाण-पत्र आज दिनांक १४ मई १९८६ को बार काँसिल द्वारा
मुद्रांकित तथा मेरे हस्ताक्षर द्वारा प्रदान किया गया।

इलाहाबाद

इस प्रमाण - पत्र के अंगस्वरूप मुद्रांक शुल्क
हेतु रु० २५०) का मुद्रांक-पत्र एतत्सह संलग्न है।

हरि कृष्ण अग्रवाल
(हरि कृष्ण अग्रवाल)

सचिव
बार काँसिल आफ उत्तर प्रदेश