

**UMA SHANKAR SINGH**

**(Senior Advocate)**

Ex. D.G.C.(CRI.) VARANASI

Off: Chamber No.84, Banaras Bar Association  
Building, Civil Courts, Varanasi

Res: SH 8/4-10, Ayodhyadham Colony,  
Shivpur Bypass, VNS,

Mob: 9450014375  
9554950319

Date: 24.08.2021

**TO WHOM SO IT MAY CONCERN**

**Sub:-** Title Report

**Details of Property:-**

S.M. Plot/Arazi No's- 569/2, 570/2, 571, 573, 574, 568, 567/2, 575, 578, 579, 583, 582, 585, 584, Total 14 Plots area 04 Bigha, 18 Biswa, 04 Dhoor situated at Village- Bathua, Tappa-84, Pargana- Kantit, Tehsil-Sadar, Distt- Mirzapur and S. M. Plot No's 55, 56, 57, 58/1, 58/2 total 5 plot area- 02 Bigha 08 Biswa situated at Village- Mirzapur Kala, Tappa-84, Pargana- Kantit, Tehsil-Sadar, Distt- Mirzapur total area 07 Bigha, 06 Biswa, 04 Dhoor.

**Boundary of the Land:-**

**East:-** Sethia Sadan, Kamala Cold Storage & House and Land of others, thereafter Mirzapur, Jabalpur Road (Mirzapur Lalganj, Road)

**West:-** Land and House of others of Mauza- Mirzapur kala

**North:-** Railway Line

**South:-** Mirzapur Allahabad Road (Jangi Road)

**Title Report**

Mrs. Ellen Sefton W/o- Edward Sefton was the owner of above mentioned land admeasuring 07 Bigha, 06 Biswa, 04 Dhoor situated at Mauza- Bathua & Mirzapur Kala Tappa-84, Pargana- Kantit, Tehsil-Sadar, Distt- Mirzapur. Mrs. Ellen transferred the land to the Mirzapur Electric Supply Company Limited through registered Sale Deed dated 05.08.1930.

The Mirzapur Electric Supply Company Limited transferred the said Land to the E. Sefton & company Private Limited through two Sale Deeds the first Sale Deed has been registered in the office of Sub-Registrar Mirzapur in Bahi No. 01, Jild No. 1124 at Pages 137/147 as document No. 696 on 10.05.1955 and the Second Sale Deed has been registered in the office of Sub-Registrar Mirzapur in Bahi No. 01, Jild No. 138, at Pages 181/189 as document No. 890 on 15.03.1965.


*U.S. Singh*

Being owner the entire property mentioned above (land & building) was mortgaged against business loan to the central bank of India by E. Sefton and company Private Limited. The Company could not pay the loan and became defaulter and entire property detailed above auctioned by the D.R.T. Allahabad. M/s. Newline Mercantile Private Limited company purchased the property through auction and Sale Certificate issued on 13.02.2012 in the name of representative of the company Srikant Pandey and Sale Deed executed accordingly which has been duly registered in Bahi No. 01, Jild No. 4584, at pages 325/540 as document No. 1439 on 14.03.2012 in the office of Sub-Registrar, Mirzapur.

Due to mistake the Sale Certificate and Sale Deed was executed in the personal name of representative of M/s. Newline Mercantile Private Limited Company and name of representative Srikant Pandey was recorded in the concern revenue records. So M/s. Newline Mercantile Private Limited filed a declaratory suit No. 169 of 2014 M/s. Newline Mercantile Private Limited Vs Srikant Pandey in the court of Civil Judge (S.D.) Mirzapur, which was decided on 21.08.2014 and by judgment and decree dated 21.08.2014/26.08.2014 the plaintiff of the suit M/s. Newline Mercantile Private Limited declared exclusive owner of the said property.

In the execution of Judgment & Decree dated 21.08.2014/26.08.2014 the S.D.M. Sadar Mirzapur passed an order dated 21.04.2015 in the case No. 2015165300492 and the name of M/s. Newline Mercantile Private Limited has been recorded in the concern revenue records as owner accordingly.

After perusal of Sale Deeds and revenue record it is crystal clear that M/s. Newline Mercantile Private Limited company is the exclusive owner of the Land detailed above situated at Mauza- Bathua & Mirzapur Kala Tappa- 84, Pargana- Kantit, Tehsil-Sadar, Distt- Mirzapur total area 07 Bigha, 06 Biswa, 04 Dhoor and the company is in possession with transferrable right in the said land.

  
(Uma Shankar Singh)  
(Senior Advocate)