

RAKESH-SARIN

Advocate

Standing Counsel

State Bank Of India
Bank of Baroda & I.D.B.I. Bank
Prathama U.P. Gramin Bank
Axis Bank & Icici Bank
Canara Bank & Indian Bank
U.P. Jal Nigam

Mob. No. +919411468895
Mob. No. +919411268895
Em@il-rakeshsarin1956@gmail.com
Resi: 116, Tikait Ganj,
Near S.B.I. City Branch
Budaun (U.P.)-243601

To,

Real Estate Regulatory Authority
Raj Niyojan Sansthan Naveen Bhawan
Kalakankar House
Old Hyderabad
Lucknow

Dear Sir/Madam,

I have searched in the office of Sub-Registrar-I & II Budaun regarding the khasra numbers 35, 36, 40, 43, 44, 45, 46M, 47/3, 47/34, 48M & 50 which is situated at Village Khunak Pargana Buduan Tehsil & District Buduan.

The aforesaid khasra numbers were purchased by M/S PCS Ice Plant Pvt. Ltd. through Director & Authorized Person Mr. Anmol Kapoor, M/S KIPL Construction Pvt. Ltd. through Director & Authorized Person Mr. Anupam Kapoor, M/S Mahaveer Manning Pvt. Ltd. through Director & Authorized Person Mr. Devendra Kumar Agarwal & M/S SPIPL Manning Pvt. Ltd. through Director & Authorized Person Mr. Shiv Kumar Agarwal vide regd. certificate of sale dated 20.12.2016 duly registered in the office of Sub-Registrar-I Budaun Book No. I Volume No. 9505 Page No. 225 to 244 Serial No. 10308.

Thereafter a partition suit no. T-202212070108579 filed by M/S PCS Ice Plant Pvt. Ltd. regarding the aforesaid khasra numbers against M/S KIPL Construction Pvt. Ltd., M/S Mahaveer Manning Pvt. Ltd. & M/S SPIPL Manning Pvt. Ltd. in the honorable court of S.D.O. Buduan & the partition suit has been decided on 30.09.2022.

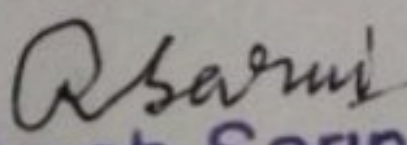
After that aforesaid khasra numbers 35/1 area 1.400 Hectare, 36/1 area 1.264 Hectare, 40 area 0.126 Hectare, 45 area 0.063 Hectare, 46M area 0.278 Hectare, 47/3 area 0.360 Hectare, 47/34 area 0.866 Hectare, 48M area 0.089 Hectare came in the kura of M/S PCS Ice Plant Pvt. Ltd. which was shown as "**Green Colour**" vide the honorable court order i.e. 30.09.2022.

Thereafter registered exchange deed made among the said parties regarding the khasra numbers 43 area 0.145 Hectare 44 area 0.174 Hectare, 50 area 0.134 Hectare & others vide regd. exchange deed dated 19.10.2022 duly registered in the office of Sub-Registrar-II Budaun Book No. I Volume No. 2835 Page No. 175 to 198 Serial No. 814.

After searching the index register in the office of Sub-Registrar-I & II Budaun, the aforesaid khasra numbers 35/1 area 1.400 Hectare, 36/1 area 1.264 Hectare, 40 area 0.126 Hectare, 43 area 0.145 Hectare, 44 area 0.174 Hectare, 45 area 0.063 Hectare, 46M area 0.278 Hectare, 47/3 area 0.360 Hectare, 47/34 area 0.866 Hectare, 48M area 0.089 Hectare & 50 area 0.134 Hectare are free from all encumbrances & I found no encumbrance attached to it as per available record of registration.

Thus on the aforesaid facts, I am of the conclusive opinion that M/S PCS Ice Plant Pvt. Ltd. through Director & Authorized Person Mr. Anmol Kapoor can made out a clear and marketable title over the schedule property.

Thanking You


Rakesh Sarin
Advocate
Budaun-243601
Reg No-4005/82
C.O.P No -091352