

SANJAY KUMAR JADON

Advocate

Reg. No. 3283/14
Revenue, Civil & Consumer Court's Agra

Office/Residence
Sadar Tehsil, Agra
Mob : 8077987900

Ref/Dwarika Grand Street, Agra/ Feb. 2022

Dated: 04-02-2022

TO WHOME MAY BE CONCERN

LEGAL SERUTINY REPORT

Dear Sir,

As desired by you, I submit the following report regarding the title of the property relating to commercial (Bazar Street)/residential building known as "DWARIKA GRAND STREET" developed / to be developed over the land, part of Khasra Nos. 542/2, 550/1, 555 admeasuring 720 Sq. Mtrs. situated at Mauza-Rajpur Chungi Andar, Tehsil & Distt. Agra belonging to D.R. Infra having its registered office 53 Nehru Nagar, Agra through its partner Sh. Pankaj Bansal S/o Late Sh. Kedar Nath Bansal R/o 58 Defence Estate, Bundu katra, Agra duly got authorized vide board of resolution dated 27-08-2021.

1. (a) Name and Address of the title holder/Present owner and developers/vendor :

D.R. Infra having its registered office 53 Nehru Nagar, Agra through its partner Sh. Pankaj Bansal S/o Late Sh. Kedar Nath Bansal R/o 58 Defence Estate, Bundu katra, Agra.

1. (b) Name and Address of the Mortgager / borrower/intended Vendee :

Intended purchasers (after execution of sale deeds in their favour respectively).

2- Details /description of the documents scrutinized:

- 1- Photocopy of Sale Deed dated 08-10-2002 registered on 10-10-2002 in Bahi No: I, Zild No: 257, Pages 01/28 Sr. No. 3597 in the office of Sub Registrar, Agra executed by Sh. Ram Narain, Sh. Har Charan lal, Sh. Raghu Nandan Lal & Sh. Triloki Nath Ss/o Sh. Hari Prasad in favour of Swami Construction through its partner Sh. Madhusudan Sharma S/o Sh. Ramdas Sharma regarding Land area 292.63 Sq. Mtrs. part of Khasra No. 542/2 situated at Mauza-Rajpur, Tehsil & Distt. Agra
- 2- Photocopy of Sale Deed dated 27-11-2002 registered on same day in Bahi No: I, Zild No: 281, Pages 307/356 Sr. No. 4154 in the office of Sub Registrar, Agra executed by Sh. Ram Narain, Sh. Har Charan lal, Sh. Raghu Nandan Lal & Sh. Triloki Nath Ss/o Sh. Hari Prasad in favour of Swami Construction through its partner Pt. Madhusudan Sharma S/o Sh. Ramdas Sharma regarding Land area 292.63 Sq. Mtrs. part of Khasra No. 550/1 & 555 situated at Mauza-Rajpur, Tehsil & Distt. Agra
- 3- Photocopy of Power of attorney dated 05-04-2008 registered on same day in Bahi No: 4, Zild No: 165, Pages 207/220 Sr. No. 126 in the office of Sub Registrar, Agra executed by Sh. Har Charan lal Sharma S/o Late Sh. Hari Prasad Sharma in favour of his son Sh. Pankaj Parashar S/o Sh. Har Charan Lal Sharma regarding Land area 9780.69 Sq. Mtrs. part of Khasra No. 542/2, 550/1, 555, 543, 548, 549, 556 situated at Mauza-Rajpur, Tehsil & Distt. Agra
- 4- Photocopy of Sale Deed dated 29-06-2010 registered on 01-07-2010 in Bahi No: I, Zild No: 3226, Pages 261/396 Sr. No. 6407 in the office of Sub Registrar, Agra executed by Sh. Ram Narain Sharma S/o Late Sh. Hari Prasad Sharma & Sh. Pankaj Parashar S/o Sh. Har Charan Lal Sharma as power of attorney holder of Har Charan Lal Sharma & Raghunandan Lal Sharma, Triloki Nath Sharma Ss/o Late Sh. Hari Prasad Sharma in favour of Madhusudan Awasth Pvt. Ltd. through its Director Smt. Manju Sharma W/o Sh. Madhusudan Sharma regarding Land area 3637.79 Sq. Mtrs. part of Khasra No. 550/1 & 542/2 & 555 situated at Mauza-Rajpur, Tehsil & Distt. Agra
- 5- Photocopy & Original Sale Deed dated 28-08-2021 registered on 01-09-2021 in Bahi No: I, Zild No: 10786, Pages 375/392 Sr. No. 7796 in the office of Sub Registrar, Agra executed by Swami Construction through its then partner Smt. Manju Sharma W/o Sh. Madhusudan Sharma & Madhusudan Awasth Pvt. Ltd. through its Director Smt. Manju Sharma W/o Sh. Madhusudan Sharma in favour of D.R. Infra having its registered office 53 Nehru Nagar, Agra through its

- partner Sh. Pankaj Bansal S/o Late Sh. Kedar Nath Bansal R/o 58 Defence Estate, Bundu katra, Agra regarding Land area 720 Sq. Mtrs. part of Khasra No. 550/1, 542/2 & 555 situated at Mauza-Rajpur, Tehsil & Distt. Agra
- 6- Photocopy & Original Partnership deed dated 11-08-2021 executed among the partners Sh. Chhote Lal Bansal S/o Late Sh. Ram Swaroop Bansal, Sh. Pankaj Bansal Late Sh. Kedar Nath Bansal, Sh. Arpit Mittal S/o Sh. Narendra Kumar Mittal, Sh. Sunil Kumar Goyal S/o Late Sh. Rajendra Prasad Agarwal to carryout the business of Real Estate, Construction of Residential, Commercial building & developing & selling the land under the firm D.R. Infra.
 - 7- Copy of Khatoni 1410-1415F Khasra No. 542/2, 550/1, 555, Muaza Rajpur Chungi Andar, Tehsil & Distt. Agra
 - 8- Copy of Khatoni 1428-1433F Khasra No. 542/2, 550/1, 555, Muaza Rajpur Chungi Andar, Tehsil & Distt. Agra
 - 9- Copy of Building Map Approved by ADA.
 - 10- Copy of Board Resolution dated 27-08-2021.
 - 11- Copy of Search certificate.

3. **Details/ Description of the property/ies:**

Commercial (Bazar Street)/Residential Building known as "DWARIKA GRAND STREET" developed / to be developed on land part of Khasra Nos. 542/2, 550/1, 555 admeasuring 720 Sq. Mtrs. situated at Mauza-Rajpur Chungi Andar, Tehsil & Distt. Agra bounded as follows :

East : Land seller

West: Land seller

North : Agra-Shamshabad Road

South: Land Madhusudan Awasth Pvt. Ltd.

4. **Brief history of the Property and how the owner /Mortgagor has derived the title:**

That from the inspection of record and perusal of khatoni 1410-1415F, it is found that Sh. Ram Narain, Sh. Har Charan Lal, Sh. Raghu Nandan Lal & Sh. Triloki Nath S/o Sh. Hari Prasad were recorded co-bhumidhars with transferrable rights over the land of Khasra No. 542/2 area 0.230 Hact., 550/1 area 0.253 Hact., 555 area 0.127 Hact. situated at Muaza- Rajpur Chungi Andar, Tehsil & Distt. Agra. (Purva 1389F Year 1982).

That after aforesaid bhumidhar got declare above said land as non agriculture U/s 143 U.P.Z.A. & L.R. Act. vide order dated 01-01-2003 passed by Asstt. collector in case No. 43/2002-03.

That aforesaid bhumidhars Sh. Ram Narain, Sh. Har Charan Lal, Sh. Raghu Nandan Lal & Sh. Triloki Nath S/o Sh. Hari Prasad transferred and sold the Land area 292.63 Sq. Mtrs. part of Khasra No. 542/2 situated at Mauza-Rajpur, Tehsil & Distt. Agra as per the dimation and demarcation mentioned in sale deed in favour of Swami Construction through its partner Pt. Madhusudan Sharma S/o Sh. Ramdas Sharma vide registered sale deed dated 08-10-2002 registered on 10-10-2002 in Bahi No: I, Zild No: 257, Pages 01/28 Sr. No. 3597 in the office of Sub Registrar, Agra.

That aforesaid bhumidhars Sh. Ram Narain, Sh. Har Charan Lal, Sh. Raghu Nandan Lal & Sh. Triloki Nath S/o Sh. Hari Prasad transferred and sold Land area 292.63 Sq. Mtrs. part of Khasra No. 550/1 & 555 situated at Mauza-Rajpur, Tehsil & Distt. Agra as per the dimation and demarcation mentioned in sale deed in favour of Swami Construction through its partner Sh. Madhusudan Sharma S/o Sh. Ramdas Sharma vide registered sale deed dated 27-11-2002 registered on same day in Bahi No: I, Zild No: 281, Pages 307/356 Sr. No. 4154 in the office of Sub Registrar, Agra

That Sh. Har Charan Lal Sharma S/o Late Sh. Hari Prasad Sharma executed a power of attorney on 05-04-2008 in favour of of his son Sh. Pankaj Parashar said power of attorney registered on 05-04-2008 in Bahi No: 4, Zild No: 165, Pages 207/220 Sr. No. 126 in the office of Sub Registrar, Agra regarding Land area 9780.69 Sq. Mtrs. part of Khasra No. 542/2, 550/1, 555, 543, 548, 549, 556 situated at Mauza-Rajpur, Tehsil & Distt. Agra. In this power of attorney he gave all rights including right to sale.

That Sh. Ram Narain Sharma S/o Late Sh. Hari Prasad Sharma & Sh. Pankaj Parashar S/o Sh. Har Charan Lal Sharma as power of attorney holder of Sh. Har Charan Lal Sharma & Raghunandan Lal Sharma, Triloki Nath Sharma S/o Late Sh. Hari Prasad Sharma transferred and sold Land area 3637.79 Sq. Mtrs. part of Khasra No. 550/1 & 542/2 & 555 situated at Mauza-Rajpur, Tehsil & Distt. Agra as per the dimation and demarcation mentioned in sale deed in favour of Madhusudan Awasth Pvt. Ltd. through its Director Smt. Manju Sharma W/o Sh. Madhusudan Sharma vide registered Sale Deed dated 29-06-2010 registered on 01-07-2010 in Bahi No: I, Zild No: 3226, Pages 261/396 Sr. No. 6407 in the office of Sub Registrar, Agra.

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That Swami Construction through its then partner Smt. Manju Sharma W/o Sh. Madhusudan Sharma & Madhusudan Awas Pvt. Ltd. through its Director Smt. Manju Sharma W/o Sh. Madhusudan Sharma transferred and sold Land area 720 Sq. Mtrs. part of Khasra No. 550/1, 542/2 & 555 situated at Mauza-Rajpur, Tehsil & Distt. Agra as per the dimention and demarcation mentioned in sale deed in favour of D.R. Infra having its registered office 53 Nehru Nagar, Agra through its partner Sh. Pankaj Bansal S/o Late Sh. Kedar Nath Bansal R/o 58 Defence Estate, Bundu katra, Agra vide registered Sale Deed dated 28-08-2021 registered on 01-09-2021 in Bahi No: I, Zild No: 10786, Pages 375/392 Sr. No. 7796 in the office of Sub Registrar, Agra.

That after aforesaid owner land D.R. Infra got sanctioned building plan from ADA on 17-12-2021 vide file No. ADA/BP/21-22/0664 over the entire land so purchased under the name & Style of **DWARIKA GRAND STREET** at Mauza Rajpur Chungi Andar, Tehsil & Distt. Agra.

Now D.R. Infra having its registered office 53 Nehru Nagar, Agra through its partner Sh. Pankaj Bansal S/o Late Sh. Kedar Nath Bansal R/o 58 Defence Estate, Bundu katra, Agra is the absolute owner of the above said property and compitent to developed the aforesaid commercial /residential building etc. and also transfer and sale them in favour of prospective allottee.

NON-ENCUMBRANCE CERTIFICATE FOR THE LAST 13 YEARS:

I have inspected the records of Sub registrar of Sub- Registrar-Agra vide search receipt dated 31-01-2022 for the period 31-01-2009 to 30-01-2022 issued from the office of sub registrar Agra. I found that the aforesaid property is free from all sorts of encumbrances. and I did not find any registered charge, lien, or mortgage has come to my notice and on the basis of the said inspection, and as per record maintained and made available for inspection by the office of the concerned Sub- Registrar Agra, I can certify that the said property is free from all sorts of encumbrances, and as such there is no recorded encumbrance with respect to the subject property for the period of 31-01-2009 to 30-01-2022

THIS IS TO CERTIFY D.R. Infra having its registered office 53 Nehru Nagar, Agra through its partner Sh. Pankaj Bansal S/o Late Sh. Kedar Nath Bansal R/o 58 Defence Estate, Bundu katra, Agra is absolute owner of property relating to commercial (Bazar Street) /residential building known as "DWARIKA GRAND STREET" developed / to be developed on land part of Khasra Nos. 542/2, 550/1, 555 admeasuring 720 Sq. Mtrs. situated at Mauza-Rajpur Chungi Andar, Tehsil & Distt. Agra. The said property is free from all sorts of encumbrances, lien, charges, mortgages, etc. D.R. Infra is having valid, *absolute, clear and marketable title* to the property.

Dated: 04-02-2022

Place : Agra.

Signature of the Advocate who has
scrutinized the title deed/documents.

Sanjay Kumar Jado
ADVOCATE