



Chamber :-

1st Floor, New Shah Market, Behind Shah Talkies, Opposite Kailash Plaza, Nehru Nagar, M. G Road, Agra.
Contact No. :- 0562-4013922, 09412253922, email - anilgoyaladvocate2@gmail.com

Dated: 24.08.2022

TO WHOM MAY BE CONCERN

LEGAL SCRUTINY REPORT

Dear Sir,

As desired by you, I submit the following report regarding the title of the property/land part of khasra number 543,542/2,550/1 & 548 situated at Mauza-Rajpur, Tehsil & Distt. Agra in the name of Madhusudan Avas Pvt. Ltd. through its director Smt. Manju Sharma W/o Shri Madhusudan Sharma R/o-, Phase-III, Vibhav Nagar Agra..

1.(A) **Name and Address of the title holder/Present owner and developers/ Vendor-**
M/s Madhusudan Avas Pvt. Ltd. through its director Smt. Manju Sharma W/o Shri Madhusudan Sharma R/o-, Phase-III, Vibhav Nagar Agra.

(B) **Name and Address of the Mortgager/borrower/Intended Vendee-**
Intended purchasers (after execution of sale deed in their favour respectively).

2. Description of the documents scrutinized:

S.No	Date of Document	Name of Document	Whether original/ Certified Copy /True Photo Copy
01.	29.06.2010	Regd. Sale deed executed by Shri Ram Narayan Sharma S/o Late Shri Harprasad Sharma, Shri Pankaj Parasar S/o Shri Harcharan Lal Sharma through P.A. Holder of Shri Harcharan Lal Sharma, Shri Ragunandan Lal Sharma & Triloki Nath Sharma sons of Late Shri Harprasad Sharma in favour of Madhusudan Avas Pvt. Ltd.. duly registered with Book No-1, Vol. No. 3226, Page No. 261 to 396 at Sr. No. 6407 on 01.07.2010 regarding the khasra number-550/1,542/2 & 555	Original
02.	08.12.2008	Regd. Sale deed executed by Shri Ram Narayan Sharma S/o Late Shri Harprasad Sharma, Shri Pankaj Parasar S/o Shri Harcharan Lal Sharma through P.A. Holder of Shri Harcharan Lal Sharma, Shri Ragunandan Lal Sharma & Triloki Nath Sharma sons of Late Shri Harprasad Sharma in favour of Madhusudan Avas Pvt. Ltd.. duly registered with Book No-1, Vol. No. 2326, Page No. 75 to 128 at Sr. No. 8321 on 08.12.2008 regarding the khasra number-543	Original



(2)

03.	21.04.2008	Regd. Sale deed executed by Shri Ram Narayan Sharma S/o Late Shri Harprasad Sharma, Shri Pankaj Parasar S/o Shri Harcharan Lal Sharma through P.A. Holder of Shri Harcharan Lal Sharma ,Shri Ragunndan Lal Sharma & Triloki Nath Sharma sons of Late Shri Harprasad Sharma in favour of Madhusudan Avas Pvt. Ltd.. duly registered with Book No-1,Vol. No. 1998,Page No.299 to 350 at Sr. No. 2283 on 21.04.2008 regarding the khasra number-548	Original
04.	15.07.2021 21.10.2021	Khatoni of land in khasra number 543,542/2,550/1 & 548 Mauza- Rajpur for-1428-1433 fasli.	True Copy
05.	15.10.2021	Abstract of khasra for 1427 fasli maintained by Lekhpal regarding land or khasra plots No.	True Copy
06.	13.06.2022	Proposed Building Plan approved by A.D.A	Photostat
07.		Articles of Association of the Madhusudan Avas Pvt.Ltd..	Photostat

3. Details and Description of the property:

Sl. No.	Survey No.& Location	Extent/Area	Boundary
01.	Regarding Property to be developed over land part of Khasra Nos. 543,542/2,550/1 & 548 situated at Mauza-Rajpur,Tehsil & Distt.Agra	Total Area 3966.83Sq. Mtr.	East:-Part of Khasra Number548 &550 West:-Others Property North:-30Mtr.Wide Road South:-Others land

C. Brief history of acquisition or the title of the present owner:

That by the inspection of revenue records and from the contents of khatoni for 1428-1433 fasli it transpired that Shri Ram Narayan Sharma, Shri Harcharan Lal Sharma ,Shri Ragunndan Lal Sharma & Triloki Nath Sharma sons of Late Shri Harprasad Sharma were the recorded owners as Co-bhumidhar of 0.1500Hq land in khasra no. 543, 0.2300 Hq land in khasra no. 542/2, 0.2530 Hq.Land in khasra number -550/1 & 0.1730 Hq.Land in khasra number-548 situated in Abadi area of mauza Rajpur Chungi, Tehsil and District Agra having transferable rights therein since 1389 fasli.

That according to the contents of the sale deeds Shri Har Charan Lal Sharma S/o Shri Hari Prasad Sharma has signed and executed duly regd. General Power of Attorney on 05.04.2008in favour of his son Shri Pankaj Parasar authorizing him to sale and transfer the land of his Share.

That accordingly Shri Pankaj Parasar as Power of Attorney holder of his father Shri Har Charan Lal Sharma along with Shri Ram Narayan Sharma ,Shri Ragunndan Lal Sharma & Triloki Nath Sharma sons of Late Shri Harprasad Sharma jontly have sold and transferred



(3)

their following area of land to M/s Madhusudan Avas Pvt.Ltd. company by executing sale deeds details below-

Date	Khasra No.	Area	Name
29.06.2010	550/1,542/2 & 555	3637.79 Sq.m.	M/s Madhusudan Avas Pvt.Ltd. company
08.12.2008	543	1497.32 Sq.m.	M/s Madhusudan Avas Pvt.Ltd. company
21.04.2008	548	1728.235 Sq. m.	M/s Madhusudan Avas Pvt.Ltd. company

That according to the Memorandum and Articles of Association M/s Madhusudan Avas Pvt.Ltd. company incorporated under companies Act having following directors

1. Madhusudan Sharma S/o Shri Ram Dass Sharma
2. Manju Sharma W/o Shri Madhusudan Sharma
R/o Vibhav Nagar Agra

That M/s Madhusudan Avas Pvt.Ltd. company through its director Manju Sharma W/o Shri Madhusudan Sharma has got approved proposed lay out Plan from Agra Development Authority on 13.06.2022 for residential colony cover the above said land .

Thus M/s Madhusudan Avas Pvt.Ltd. company is absolute owner of the above said land property and competent to develope the aforesaid residential colony etc. and also transfer and sale in favour of prospective allottee.

Non – Encumbrance Certificate

Sub- Registrar Search

I have inspected the records of Sub- Registrar, Agra vide receipt 2202200301874 dated 17.08.2022 and as per search certificate issued from the said Sub-registrar, Agra for the period 01.01.2011 to 01.04.2022 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 subject plots of land are free from all sorts of encumbrances and as such there is no recorded encumbrance with respect to the subject portion of property from the period of 01.01.2011 to 01.04.2022.

THIS IS TO CERTIFY M/s Madhusudan Avas Pvt.Ltd. company is the absolute owner of the aforesaid residential colony to be developed over land part of khasra number 543,542/2,550/1 & 548 situated at Mauza-Rajpur, Tehsil & Distt.Agra. The said property is free from all sorts of encumbrances any registered charges, lien, or mortgage. M/s Madhusudan Avas Pvt.Ltd. company is having valid ,absolute clear and marketable title to the property.

Place : Agra

Date : 24.08.2022


(Anil Kumar Goyal)
Advocate

who has scrutinized the title deeds/documents

