

SANJAY KUMAR JADON

Advocate

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

Office/Residence
Sadar Tehsil, Agra
Mob : 8077987900

Ref/ "DWARIKA GALERIA" Agra/ Oct. 2021

Dated: 04-10-2021

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 Building known as "DWARIKA GALERIA" developed / to be developed on Plot No. 9/S.P.-01, Sector 9 area 1675.55 Sq. Mtrs. situated at Pt. Deendayal Upadhyay Puram, Awas Vikas Colony, Sikandra Yojna, Agra belonging to M/s Bhole Baba Constructions Pvt. Ltd. through its director Sh. Nitin Agarwal S/o Sh. Dinesh Kuamr Agarwal R/o 39-40 North Vijay Nagar Colony, Agra duly authorized through board of resolution dated 19-09-2021.

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

M/s Bhole Baba Constructions Pvt. Ltd. through its director Sh. Nitin Agarwal S/o Sh. Dinesh Kuamr Agarwal R/o 39-40 North Vijay Nagar Colony, Agra duly authorized through board of resolution dated 19-09-2021.

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. Original & Photocopy of Sale Deed dated 01-01-2021 registered on same day in Bahi No: I, Zild No: 15224, Pages 167/192 Sr. No. 66 in the office of Sub Registrar, Agra executed by U.P. Awas Evam Vikas Parishad, Agra in favour of M/s Bhole Baba Constructions Pvt. Ltd. regarding Plot No. 9/S.P.-01, Sector 9 area 1675.55 Sq. Mtrs. situated at Pt. Deendayal Upadhyay Puram, Awas Vikas Colony, Sikandra Yojna, Agra
2. Original & Photocopy of Allotment Letter No. 3106 dated 21-08-2020
3. Original & Photocopy of Possession certificate No. 264 dated 05-02-2021
4. Copy of MAP duly got sactioned from UP Awas Evam Vikas Parishad.
5. Copy of Board Resolution dated 19-09-2021.
6. Copy of Search certificate dated 28-09-2021.

3. Details/ Description of the property/ies:

Commercial Building known as "DWARIKA GALERIA" developed / to be developed on Plot No. 9/S.P.-01, Sector 9 area 1675.55 Sq. Mtrs. situated at Pt. Deendayal Upadhyay Puram, Awas Vikas Colony, Sikandra Yojna, Agra and bounded as follow :

East - 9 Mtrs. wide Road
West - 9 Mtrs. wide Road
North - 24 Mtrs. wide Road
South - Plot No. 9/KH-1148/1

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

That from the inspection of record and perusal of aforesaid documents it is clear that U.P. Awas Evam Vikas Parishad duly constituted under the provisions of U.P. Awas Evam Vikas Parishad Adhiniyam 1965, through its Chief Planner developed a colony in Sikandra Yojna, (popularly known as Pt. Deen Dayal Upadhyaypuram,) Agra. In this colony Plot No. 9/S.P.-01, Sector 9 area 1675.55 Sq. Mtrs. was allotted to M/s Bhole Baba Constructions Pvt. Ltd. vide allotment letter No. 3106 dated 21-08-2020 and possession has also been delivered on 05-02-2021.

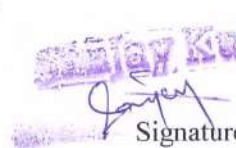

Sanjay Kumar Jadon
ADVOCATE

That after the payment of entire dues U.P. Awas Evam Vikas Parishad, Agra through its Sahayak Awas Ayukt executed a Sale deed in favour of **M/s Bhole Baba Constructions Pvt. Ltd.** regarding Plot No. 9/S.P.-01, Sector 9 area 1675.55 Sq. Mtrs. situated at Pt. Deendayal Upadhyay Puram, Awas Vikas Colony, Sikandra Yojna, Agra vide registered Sale Deed dated 01-01-2021 registered on same day in Bahi No: I, Zild No: 15224, Pages 167/192 Sr. No. 66 in the office of Sub Registrar, Agra.

Now **M/s Bhole Baba Constructions Pvt. Ltd.** through its director **Sh. Nitin Agarwal S/o Sh. Dinesh Kuamr Agarwal R/o 39-40 North Vijay Nagar Colony, Agra** is the absolute owner of the property inquestion and competent to mortgage it. However physical verification of possession with measurements and present boundaries at the spot are requires to be verified.

There are nor prior mortgages /charges whatsoever as could be seen from the inspection and encumbrance certificates for the period from 28-09-2008 to 27-09-2021 pertaining to the immovable property/ies covered by the above said title deed.

THIS IS TO CERTIFY that **M/s Bhole Baba Constructions Pvt. Ltd.** through its director **Sh. Nitin Agarwal S/o Sh. Dinesh Kuamr Agarwal R/o 39-40 North Vijay Nagar Colony, Agra** is absolute owner of property relating to Commercial Building known as "**DWARIKA GALERIA**" developed / to be developed on Plot No. 9/S.P.-01, Sector 9 area 1675.55 Sq. Mtrs. situated at Pt. Deendayal Upadhyay Puram, Awas Vikas Colony, Sikandra Yojna, Agra. The said property is free from all sorts of encumbrances, lien, charges, mortgages, etc. **M/s Bhole Baba Constructions Pvt. Ltd.** is having valid, *absolute, clear and marketable title* to the property and can create a valid mortgage.


Sanjay Kumar Jadon
ADVOCATE

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

Place : Agra.

(भाग 1)

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रक्खा जाने वाला)

क्रम संख्या

या प्रार्थना-पत्र प्रस्तुत करने का दिनांक 20/9/21

कर्ता या प्रार्थी का नाम Himanshu

का प्रकार

न की धन राशि 20,000/-

स्ट्रीकरण शुल्क

लिपिकरण शुल्क 20/-

पेक्षण या तलाश शुल्क

तारनामा के अधिप्रमाणीकरण के लिये शुल्क

मीशन शुल्क

विधि

त्रिक भत्ता

5 तक को योग 20/-

वसूल करने का दिनांक 20/9/21

रु जब लेख्य प्रतिलिपि या तलाश

-पत्र वापिस करने के लिये तैयार होगा।

ट्रीकरण अधिकारी के हस्ताक्षर

SEARCH CERTIFICATE

Application No. 5363 of 20 21 Certificate No. 5014 of 20 21

Applicant श्रीमती. गिता having applied to me for certificate giving particulars of the Registered Acts and encumbrances, if any in respect of unencumbered property

(1) As Stated in Application Property Owner: गोविंद लाल बाबा चण्ड-दुकान-प्रा. देव.
उमरुवाट गडका-वडा नम्वर २६ शाहारा यमस नम्वर १६११
पुनोत विहाय शाहारा पुनोत जडे. नम्वर

(2) Property Details: *190 Van Ness St. 09/5-P-01 20.09*
4. 1675.55 am m/s

(3) Boundaries: East 8 mi. section
West 8 mi. section
North 24 mi. section
South 24 mi. section

(4) Situated At: व. को 5 मील 348211/1 वन विभाग व. 3
ममरा

I hereby certify that a search has been made in the book I into the indexes regulating there to from 20/08/2008 to 31/12/2008 of acts and encumbrances effecting the said property and that each the following acts encumbrances appears.

No.	Description of Properties given in the Document	Date of Execution	Name & Value of her Document	Execute Claimant	Entry No.	Year
1	2	3	4	5	6	7

As Stated in Application and Present Available Record No encumbrances has been Found

**I also certify that save be aforesaid acts and encumbrances
other acts and encumbrances effecting the said property have been found.**

Search made certificate prepared by
search made/verified/and certified
signed by

**Signature of
Registering
Officer, Agra,
Distt. Agra**

NOTE:-

1. The act and encumbrances shown in the certify of those discovered with reference of the description of Properties furnished by the applicant if the name of properties have been described in the registered documents in manner different from the way which the applicant has described the transactions evidence by such documents was not included in certificate.
2. The requisite search has been made as carefully as possible by the officer but the department will not on result of the search in this certificates.
3. This certificate does not include such document if any which have been presented have not been registered and indexed up to date.

भुगतान पावती
उत्तर प्रदेश सरकार
निबन्धन कार्यालय - भुगतान पावती

आवेदन संख्या : 2202100203006
आवेदन तिथि : 28/09/2021
आवेदक का नाम :: संजय कुमार जादौन एडवोकेट
मोबाइल संख्या : 9411923298

भुगतान का विवरण

भुगतान विधि : ई भुगतान
पंजीकरण राशि : 100
भुगतान तिथि : 28/09/2021
भुगतान पावती संख्या : 202100202556
प्राप्तकर्ता अधिकारी का नाम : योगेन्द्र कुमार .

(प्राप्तकर्ता अधिकारी का हस्ताक्षर) (आवेदक का हस्ताक्षर)

**भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)**

श्री- संजय कुमार जादौन एडवोकेट पुत्र- MAHESH KUMAR तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है

सम्पत्ति का विवरण : ग्राम/मोहल्ला - पंडित दीन दयाल पुरम सेक्टर 1 से 16 तक , वार्ड/परगना- सिकन्दरा बहिस्ताबाद, आवासीय- मैसर्स भोले बाबा कन्स्ट्रक्शन प्रा० लि० डायरेक्टर महेश चन्द अग्रवाल निवासी श्री द्वारिका प्रसाद अग्रवाल नि० 11 पुनीत बिहार, शास्त्रीपुरम आगरा, एक किता भूखण्ड सं० १एस०पी०-1 सेक्टर-9 क्षेत्रफल 1675.55 वर्ग मीटर बाकै पं० दीनदयाल उपाध्याय पुरम सिकन्दरा योजना, आगरा सीमायें- पूरब-9 मीटर सडक, पश्चिम-9 मीटर सडक, उत्तर-24 मीटर सडक दक्षिण-भूखण्ड सं० 9/केएच-1148/1 ,

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2010 से दिनांक 27/09/2021 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :29-09-2021

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: अशोक कुमार शर्मा।

मिलान करने वाले निबन्धन लिपिक : अशोक कुमार शर्मा।

उपनिबन्धक सदर द्वितीय
आगरा