

## S. C. DWIVEDI

Advocate. High Court

Legal Advisor  
Indian Bank, Prayagraj  
Prayagraj Development Authority, Prayagraj  
Nagar Nigam, Prayagraj  
Union Bank of India, Prayagraj  
Punjab National Bank, Prayagraj  
Bank of Baroda, Prayagraj

Mobile: 9451842654

Chamber No. 23 Old Building

High Court, Allahabad

Resi.: 608, Kidwai Nagar, Allahpur, Prayagraj

Address Lower Court: Beside Registrar Office

Ref:

Date: 20.06.2024

To,

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

I have more than ten years experience in land matters and I am in the panel of various public as well as private banks as legal advisor and I have made the search in the office of Sub Registrar. Sadar 1", Prayagraj (Allahabad) for the property of land falling in Khasra Numbers situated at Chak Maida Patti, Pargana & Tehsil - Sadar, District - Prayagraj as mentioned below: -

Khasra No.	Area in Sq. Meters	Village	Owner
Part portions of 103, 112, 113, 114, 115, 116 & 120	8338.39	Chak Maida Patti	Doaba Sheet Greh previously Known as Chandra Cold Storage

Whereas Kailash Chandra, Ram Chandra, Prem Chandra along with Smt. Bhagwan Wife of late Sri Bihari Lal and Sri Shiv Raj Chandra, son of late Sri Ghasite Lal had formed a partnership in 1965 and were parties to the formal partnership deed executed by them on 15<sup>th</sup> July 1965 under the name and style of "**CHANDRA COLD STORAGE**" which had been carrying on the business of running a cold storage installed at Arazi No. 103, 112, 113, 114, 115, 116 and 120 situated at village Chak Maidapatti, Tehsil Chail, District Allahabad now Prayagraj by utilising the partnership funds. Moreover, they purchased Arazi No. 113, 114, 115 and 120 situated at village Chak Maidapatti, Tehsil Chail, District

Allahabad now Prayagraj were purchased vide sale deed dated 10-09-1964 registered in **Book No. 1 Vol. no. 1275 on pages No. 205 to 208 at serial No. 2480 dated 11-09-1964.**

Whereas part of the aforementioned land (more particularly described as Arazi No. 116 measuring 19 biswa, Arazi No. 112 measuring 12 biswa, Arazi No. 103 measuring 5 biswa, situated at Chak Maidapatti, Tehsil Chail, District Allahabad now Prayagraj that had been purchased by sale deed duly registered in favour of **CHANDRA COLD STORAGE** and registered with the Sub-Registrar of Properties, Allahabad now Prayagraj on 5<sup>th</sup> January 1968, 31<sup>st</sup> may 1968 registered at **Book No.1 Volume No. 1419 on pages 164 to 165 at Serial No. 1987 dated 03-06-1968** and 17<sup>th</sup> October 1968 registered at **Book No. 1 Volume No. 1435 on pages 294 to 296 at Serial No. 4097 dated 18-10-1968** respectively and part of the land (more particularly described as Arazi No. 113, 114, 115 and 120 situated at Chak Maidapatti, Tehsil Chail, District Allahabad now Prayagraj which originally belonged to the 2 brothers Sri Ghasite Lal and Behari Lal which was later on inherited by their respective sons) which had been contributed by Sri Kailash Chandra, Ram Chandra, Shivraj Chandra, Prem Chandra all sons of Sri Kashi Lal and Srimati Bhagwan Devi (now deceased) wife of Sri Behari Lal with full and free consent of her 2 sons namely Subhash Chandra and Suresh Chandra to the partnership originally formed among themselves in 1965 under the name and style of "**CHANDRA COLD STORAGE**" and the entire land (described as Arazi No. 113, 114, 115, 116 and 120 situated in village Chak Maidapatti, Tehsil Chail, District Allahabad now Prayagraj in the land records) together with the integrated cold storage unit that was set up there on in the House No.89 situated at Meerapatti, G.T. road, Allahabad now Prayagraj (which was acquired through a sale deed registered with the Sub-Registrar of Properties, Allahabad now Prayagraj, on 6<sup>th</sup> September 1974) had been held to the partnership property throughout its existence.

Whereas, the partnership as formed by the aforesaid Kailash Chandra, Ram Chandra, Prem Chandra, Srimati Bhagwan Devi wife of late Sri Bihari Lal and Sri Shiv Raj Chandra's son of Late Sri Ghasite Lal under the name and style of "**CHANDRA COLD STORAGE**" in 1965 had undergone a change in its constitution with effect from 1<sup>st</sup> April 1975 when Sri Subhash Chandra, Suresh Chandra had joined the firm and whereupon a fresh partnership deed had duly been executed by all of them on 10<sup>th</sup> April 1975.

Whereas the partnership as formed by the aforesaid Kailash Chandra, Ram Chandra, Prem Chandra, Subhash Chandra, Suresh Chandra, Smt. Bhagwan Devi and Sri Shiv Raj Chandra name and style of "**CHANDRA COLD STORAGE**" had acquired by the purchase of Arazi No. 119 by virtue of a sale deed duly executed in favour of **CHANDRA COLD STORAGE** registered with the Sub-Registrar of Properties, Allahabad now Prayagraj on 18<sup>th</sup> April 1979 and carried out further expansion of their integrated cold storage unit in the years after that followed.

Whereas the partnership as constituted by aforesaid Kailash Chandra, Ram Chandra, Prem Chandra, Subhash Chandra, Suresh Chandra, Smt. Bhagwan Devi and Shivraj Chandra has always been held to the owner in possession of the entire industrial undertaking of the cold storage consisting of the storage building sheds land (Arazi No. 103, 112, 113, 114, 115, 116, 119 and 120 situated in village Chak Maidapatti, Tehsil Chail, District Allahabad now Prayagraj) appurtenant to the said integrated





industrial undertaking (which for the sake of clarification has been shown in the site plan which is enclosed herewith and which for the sake of the identification has been signed by the parties here unto). Plant and Machinery, Mechanical and other contrivances installed and or lying on such land. effects. rights, licences, telephones, electricity and power connection and House No. 89, Meerapatti, GT road. Allahabad now Prayagraj which for the sake of brevity has herein after referred to as **cold storage** and with the help of these properties carrying on the business of running a cold storage under the name and style of "**CHANDRA COLD STORAGE**".

Whereas after the death of Smt. Bhagwan Devi on 26 June 1983 who had been a partner in the firm since its inception in 1965 was one of the parties to the partnership deeds executing on 15<sup>th</sup> July 1965 and 10<sup>th</sup> April 1975, the partnership firm that had been formed under the name and style of Chandra cold storage remain constituted by Sri Kailash Chandra, Ram Chandra, Prem Chandra, Subhash Chandra, Suresh Chandra and Sri Shiv Raj Chandra whereas Sri Shiv Raj Chandra who had been a partner in partnership from Chandra cold storage since its inception in 1965 and was one of the parties to the partnership deed executed on 15<sup>th</sup> July 1965 and 10<sup>th</sup> April 1975 has been missing from 29<sup>th</sup> September 1983 and all efforts to trace him have gone in vain.

Whereas the partnership that existed before coming into force of these presents had been facing great financial and managerial difficulties in day to day running off its business.

Whereas after the disappearance of Sri Shiv Raj Chandra on 23<sup>rd</sup> September 1983 and after all the efforts to trace him having failed the remaining partner's Sri Kailash Chandra, Ram Chandra, Prem Chandra, Subhash Chandra and Suresh Chandra have with a view to continue to carry on the business of partnership which they hitherto had been carrying on under the name and style of "**CHANDRA COLD STORAGE**" felt the necessity of reconstituting the said partnership firm.

Whereas Sri Subhash Chandra, Suresh Chandra in their capacity as legal representatives of Smt. Bhagwan Devi who died on 26<sup>th</sup> June 1983 and Smt. Padma Rani, Sri harish Kumar, Sri Vinay Kumar in their capacities as Legal Representatives of Sri Shiv Raj Chandra have, by virtue of their becoming parties gave consent to the proposal of seeking association of Sri Chotey Lal Sonkar, Mithai Lal Sonkar, Jeet Lal, Chiraunji Lal, Laxman Kumar, Umesh Chandra Sonkar and Bharat Kumar Sonkar mutually agreed and executed a registered agreement on 01.11.1983 registered in **Book No. 4 Volume No. 469 on pages 58 to 77 at Serial No. 65 dated 17-01-1984** to run and manage the business that is being carried on under the name and style of "**CHANDRA COLD STORAGE**" on Arazi No. 103, 112, 113, 114, 115, 116, 119 and 120 situated in village Chak Maidapatti, Tehsil Chail, District Allahabad now Prayagraj and to give effect to the agreement dated 1.11.1983 vide partnership deed dated 02.01.1984 Sri Kailash Chandra, Ram Chandra, Prem Chandra, Subhash Chandra and Suresh Chandra retired and Sri Chotey Lal Sonkar, Mithai Lal Sonkar, Jeet Lal, Chiraunji Lal, Laxman Kumar, Umesh Chandra Sonkar and Bharat Kumar Sonkar became the partners of the Chandra Cold Storage. Whereas as per Paragraph 10 of the same partnership deed 02.01.1984, "*The "Partnership Property" which for all intents and purposes, shall consist of all assets, movables immovable properties including land and (which in the land records is numbered as Arazi No. 103, 112, 113, 114, 115, 116, 119 and 120 Chak, Maidapatti, Allahabad and which is appurtenant to the cold storage) Cold Storage Building, shed and*



other properties constructed and erected thereon, Plant and machinery and other mechanical contrivances installed and/or lying in the said cold storage, House No. 89- Meerapatti, GT Road, Allahabad, effects, stocks, rights, licences, permits, firms name and goodwill, telephone, electricity and power connections and hereditaments and the actionable claims etc. and/or any rights title or interest in such property either introduced initially in the partnership created by these presents or resulting here from with the formation thereof or as may come to be acquired or possessed or as may be created by acts of any one or more or all the partners during the course of carrying on the partnership business for the time being In the firm, shall always belong to and vest in the continuing partners and the out-going partner (s) and/or their representatives shall not have any interest or right or claim in such Partnership Property on his/ their retirement or death".

Whereas the aforesaid partnership firm M/s **CHANDRA COLD STORAGE** was from time-to-time reconstituted vide Partnership Deeds dated 23.03.1985, Shri Kailash Chandra, Ram Chandra, Prem Chandra, Subash Chandra, Suresh Chandra voluntarily retired from the partnership firm **CHANDRA COLD STORAGE** and Shri Chotey Lal Sonkar, Mithai Lal Sonkar, Jeet Lal, Chiraunji Lal, Laxman Kumar, Umesh Chandra Sonkar and Bharat Kumar Sonkar became the continuing partners of the Chandra Cold Storage. Whereas as per Paragraph 9 of the same partnership deed, "*The "Partnership Property" which for all intents and purposes, shall consist of all i.e. 23.05.1985 assets, movables immovable properties including land and (which in the land records is numbered as Arazi No. 103, 112, 113, 114, 115, 116, 119 and 120 Chak, Maidapatti, Allahabad and which is appurtenant to the cold storage) Cold Storage Building, shed and other properties constructed and erected thereon, Plant and machinery and other mechanical contrivances installed and/or lying in the said cold storage, House No. 89- Meerapatti, GT Road, Allahabad, effects, stocks, rights, licences, permits, firms name and goodwill, telephone, electricity and power connections and hereditaments and the actionable claims etc. and/or any rights title or interest in such property either introduced initially in the partnership created by these presents or resulting here from with the formation thereof or as may come to be acquired or possessed or as may be created by acts of any one or more or all the partners during the course of carrying on the partnership business for the time being In the firm, shall always belong to and vest in the continuing partners and the out-going partner (s) and/or their representatives shall not have any interest or right or claim in such Partnership Property on his/ their retirement or death".*

Whereas due to the death of Chotey Lal Sonkar, on 06.09.1986 Mithai Lal Sonkar, Jeet Lal, Chiraunji Lal, Laxman Kumar, Umesh Chandra Sonkar, Bharat Kumar Sonkar and Smt. Bhattan Devi became the continuing partners of the Chandra Cold Storage. Whereas after the death of Shri Jeet Lal, on 14.05.1988 Shri Mathai Lal Sonkar and Bharat Kumar Sonkar, voluntarily retired from the partnership firm and Shri Chiraunji Lal, Laxman Kumar, Umesh Chandra Sonkar, Smt. Bhattan Devi and with the consent of the legal heirs of Late Shri Jeet Lal namely Shri Laxman Kumar and Bharat Kumar Sonkar, other partner's agreed to admit Smt. Champa Devi w/o deceased Shri Jeet Lal as partner in the firm with effect from 15/05/1988 vide registered deed of agreement, became the continuing partners of the Chandra Cold Storage. Whereas on 16.11.1998 Shri Chiraunji Lal, Smt. Bittan Devi and Smt. Champa Devi voluntarily retired from the partnership firm and Laxman Kumar, Umesh Chandra Sonkar became the continuing partner of the partnership firm. Thereafter the aforesaid partnership firm



M/s Chandra Cold Storage was again reconstituted vide Partnership Deed dated **01.04.1999** registered **Book No. IV, Volume No. 141** on pages 115 to 124 at Serial No. 516 dated **19.08.1999**. Laxman Kumar and Umesh Chandra Sonkar retired from the Chandra Cold Storage and Sri Tirath Ram Kohli, Rakesh Kohli and Anil Kohli became the partners of the Chandra Cold Storage and one more partnership deed dated 01.04.1999 was executed in which new partners were inducted and now the partners were Shri Tirath Ram Kohli, Sri Rakesh Kohli, Sri Anil Kohli, Sri Sunil Kohli and Smt. Sarita Kohli of Chandra Cold Storage and also renamed the "**CHANDRA COLD STORAGE**" as "**M/S DOABA SHEET GREH**" and upon death of Shri Tirath Ram Kohli on 07.11.2010 vide death certificate No. 42 of Book No. 2094 26-11-2010 and voluntary retirement of Smt. Sarita Kohli once again the same has been reconstituted vide Partnership Deed dated 08.11.2010 having the partners namely Shri Anil Kumar Kohli, Shri Sunil Kumar Kohli and Shri Rakesh Kumar Kohli and accordingly published in the official Gazettes of Uttar Pradesh on dated **02.04.2011** and registered at No. A.D. - 4 at Chapter 8;

Whereas between the years 2000-2003 the firm Doaba Sheet Greh had sold Arazi No. 103 and 116 and part portions of Arazi No. 114, 115 and 119 total admeasuring 5021.61 Sq. meters and were left with **Arazi Nos. 112 in Khata Khatauni No. 00013, 113 and 120 in Khata Khatauni No. 00015** and part portions of Arazi Nos. **114, 115 in Khata Khatauni No. 00015 and 119 in Khata Khatauni No. 00014** total admeasuring **8338.39 Sq. meters**, situated in Village – Chak Maidapatti, Pargana and Tehsil – Sadar, Prayagraj and having Municipal House No. 85A/108, Meerapatti, Prayagraj.

Whereas accordingly the First Party/M/s DOABA SHEET GREH is the owner in possession of Lands having **Arazi Nos. 112 in Khata Khatauni No. 00013, 113 and 120 in Khata Khatauni No. 00015** and part portions of Arazi Nos. **114, 115 in Khata Khatauni No. 00015 and 119 in Khata Khatauni No. 00014** total admeasuring **8338.39 Sq. meters**, situated in Village – Chak Maidapatti, Pargana and Tehsil – Sadar, Prayagraj and having Municipal House No. 85A/108, Meerapatti, Prayagraj and bounded by (North: 30-Meter-Wide GT Road. South: Land of Moti Lal. East: House of Waheed and Lands of Namida Bi. West: Part Portions of Arazi No. 114, 115 and 119) marked in red color in the annexed map (hereinafter referred to as "land in question"); AND

Whereas in the existing partnership firm M/S DOABA SHEET GREH the partners namely Shri Anil Kumar Kohli is having 40.00%, Shri Sunil Kumar Kohli is having 40.00% and Shri Rakesh Kumar Kohli is having 20% but now all the partners had decided to modify the profit sharing ratio as Shri Anil Kumar Kohli 33.75%, Shri Sunil Kumar Kohli 33.75% and Shri Rakesh Kumar Kohli 32.5% and to avoid any future complications and disputes vide registered partnership deed dated 15-01-2021 registered with sub-registrar Sadar-I in Bahi No. 4 Zild No. 529 in pages 305 to 312 at serial No. 56 dated 27-01-2021 through which they have modified/amended the same.

After perusing the Index Registrar in the office of Sub Registrar, Sadar 1, District - Prayagraj, it revealed that there is no any record for aforesaid property about charge, lien and encumbered in any manner whatsoever and it is free from any encumbrance. It means no record of encumbrance is registered in the office of Sub Registrar, Sadar 1st, Prayagraj for the aforesaid property during the

aforesaid period and no proof of creation of any other third party right, title or interest in the said property during this period is found.

The ownership of aforesaid properties is still in the ownership of the partnership firm Doaba Sheet Greh previously known Chandra Cold storage. and have their respective right in their aforesaid property.

Yours Truly

  
(S.C. Dwivedi)  
Advocate