

# Rohit Pal Singh

(Advocate LL.M.)

**Panel Advocate:**

Indian Bank,  
ICICI Bank Ltd.,  
LIC Housing Finance Ltd.,  
PNB Housing Finance Ltd.,  
Aditya Birla Housing Finance Ltd.

**Chamber:** Behind New Library,  
Civil Courts, Agra- 2

**Email:** singhpalrohitd@gmail.com

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## LEGAL TITLE OPINION REPORT

**REFERENCE NO.:**

Dated: 01.04.2023

**Report Status:** Positive

**Search Certificate No:** 1890/2023 & 22023003000739/2023

**Sub-Registrar office at Sub-Registrar:** Third

To,  
**Bibhab Builders,**  
Office – 86, Bibhab Trade Center, Bye-Pass Road, Agra.

Sir,

As desired by you the records of Sub-Registrar, Third, have been verified by me for the period of last 13 Years for investigation of title in respect of above property. I have also verified documents mentioned in the schedule. On the basis of above documents my REPORT/CERTIFICATE is given as under and I have above 10 year experience as a panel Advocate in Banks:

### SUBJECT: TITLE CLEARANCE CERTIFICATE

**a) Name/s of all the Title holders/Present Owner/s of the Property/Properties:**

Bibhab Builders through its partners Shri Sumit Chandra Gupta and Shri Sameer Gupta sons of Shri Suresh Chandra Gupta R/o - 49-50, Surya Nagar, Agra (U.P.).

**b) Description of Property:** A land bearing Khasra no. 67, area 1.3527 hectare situated at Village Myapur, Tehsil and District Agra.

East: Dagra Khasra no. 99 & 91 & Remaining part of Khasra no. 67

West: Khasra no. 66 (Rasta) & 62

North: Khasra no. 68 (Nali) & Khasra no. 81, 78, 69 of Mauza Myapur

South: Land of Other (Village Lakawali)

**Particulars of all documents made available for verification with their Registration No., Date, (State here whether Original or Photo Copy):**

1. Photocopy of Khatoni 1400 fasli equal to year 1993 in favour of Shri Hukum Singh, Shri Roop Singh, Shri Son Pal and Shri Thakur Das sons of Shri Kanhaiya Lal regarding a land in Khasra no. 67 situated at Mauza Myapur, Tehsil and District Agra.
2. Photocopy of Khatoni 1413 fasli equal to year 2006 in favour of M/s. Bloomsbury Real Estate Developers Pvt. Ltd. regarding a land in Khasra no. 67 situated at Mauza Myapur, Tehsil and District Agra.
3. Certified copy of sale deed executed by Shri Thakur Das S/o Shri Kanhaiya Lal in favour of M/s. Bloomsbury Real Estate Developers Pvt. Ltd. through its Director Shri Akhilesh Kumar Tiwari

S/o Late Shri Lal Kishan Tiwari which was registered on dated 03.05.2006 in Book no. 1, Volume no. 1184 and Page no. 303 to 316 on Sr. no. 2918 at Sub-Registrar, Third in respect of a land bearing Khasra no. 67, area 0.3865 hectare situated at Mauza Myapur, Tehsil and District Agra.

4. Certified copy of sale deed executed by Shri Mahaveer Singh & Shri Pokhan Singh sons of Late Shri Hukum Singh in favour of M/s. Bloomsbury Real Estate Developers Pvt. Ltd. through its Director Shri Akhilesh Kumar Tiwari S/o Late Shri Lal Kishan Tiwari which was registered on dated 03.05.2006 in Book no. 1, Volume no. 1184 and Page no. 317 to 330 on Sr. no. 2919 at Sub-Registrar, Third in respect of a land bearing Khasra no. 67, area 0.1932 hectare situated at Mauza Myapur, Tehsil and District Agra.
5. Certified copy of sale deed executed by Shri Son Pal S/o Shri Kanhaiya Lal in favour of M/s. Bloomsbury Real Estate Developers Pvt. Ltd. through its Director Shri Akhilesh Kumar Tiwari S/o Late Shri Lal Kishan Tiwari which was registered on dated 03.05.2006 in Book no. 1, Volume no. 1184 and Page no. 331 to 344 on Sr. no. 2920 at Sub-Registrar, Third in respect of a land bearing Khasra no. 67, area 0.3865 hectare situated at Mauza Myapur, Tehsil and District Agra.
6. Certified copy of sale deed executed by Shri Roop Singh S/o Shri Kanhaiya Lal in favour of M/s. Bloomsbury Real Estate Developers Pvt. Ltd. through its Director Shri Akhilesh Kumar Tiwari S/o Late Shri Lal Kishan Tiwari which was registered on dated 03.05.2006 in Book no. 1, Volume no. 1184 and Page no. 345 to 358 on Sr. no. 2921 at Sub-Registrar, Third in respect of a land bearing Khasra no. 67, area 0.3865 hectare situated at Mauza Myapur, Tehsil and District Agra.
7. Certified copy of sale deed executed by M/s. Bloomsbury Real Estate Developers Pvt. Ltd. in favour of Bibhab Builders through its partners Shri Sumit Chandra Gupta and Shri Sameer Gupta sons of Shri Suresh Chandra Gupta which was registered on dated 23.12.2021 in Book no. 1, Volume no. 10959 and Page no. 359 to 382 on Sr. no. 12256 at Sub-Registrar, Third in respect of a land bearing Khasra no. 67, area 1.3527 hectare situated at Village Myapur, Tehsil and District Agra.
8. Photocopy of Layout Plan vide file no. ADA/LD/21-22/1299 approved by Agra Development Authority, Agra.
9. Photocopy of Order of SDO passed u/s. 143 ZA & LR Act.

**Devolution of Title / Title Flow/Opinion/Observation:**

That from the inspection and perusal of aforesaid documents it is clear that Shri Hukum Singh, Shri Roop Singh, Shri Son Pal and Shri Thakur Das sons of Shri Kanhaiya Lal were the owners of property bearing Khasra no. 67 situated at Mauza Myapur, Tehsil and District Agra as per Khatoni 1400 fasli equal to year 1993.

That Shri Hukum Singh died and leaving behind his legal heirs Smt. Kampuri W/o Late Shri Hukum Singh, Shri Mahaveer Singh, Shri Pokhan Singh and Shri Geetam Singh sons of Late Shri Hukum Singh according to mutation order in Khatoni 1400 fasli equal to year 1993.

That Shri Thakur Das S/o Shri Kanhaiya Lal executed a sale deed in favour of M/s. Bloomsbury Real Estate Developers Pvt. Ltd. through its Director Shri Akhilesh Kumar Tiwari S/o Late Shri Lal Kishan Tiwari which was registered on dated 03.05.2006 in Book no. 1, Volume no. 1184 and Page no. 303 to 316 on Sr. no. 2918 at Sub-Registrar, Third in respect of a land bearing Khasra no. 67, area 0.3865 hectare situated at Mauza Myapur, Tehsil and District Agra.

That Shri Mahaveer Singh & Shri Pokhan Singh sons of Late Shri Hukum Singh executed a sale deed in favour of M/s. Bloomsbury Real Estate Developers Pvt. Ltd. through its Director Shri Akhilesh Kumar Tiwari S/o Late Shri Lal Kishan Tiwari which was registered on dated 03.05.2006 in Book no. 1, Volume no. 1184 and Page no. 317 to 330 on Sr. no. 2919 at Sub-Registrar, Third in respect of a land bearing Khasra no. 67, area 0.1932 hectare situated at Mauza Myapur, Tehsil and District Agra.

That Shri Son Pal S/o Shri Kanhaiya Lal executed a sale deed in favour of M/s. Bloomsbury Real Estate Developers Pvt. Ltd. through its Director Shri Akhilesh Kumar Tiwari S/o Late Shri Lal Kishan Tiwari which was registered on dated 03.05.2006 in Book no. 1, Volume no. 1184 and Page no. 331 to 344 on Sr. no. 2920 at Sub-Registrar, Third in respect of a land bearing Khasra no. 67, area 0.3865 hectare situated at Mauza Myapur, Tehsil and District Agra.

That Shri Roop Singh S/o Shri Kanhaiya Lal executed a sale deed in favour of M/s. Bloomsbury Real Estate Developers Pvt. Ltd. through its Director Shri Akhilesh Kumar Tiwari S/o Late Shri Lal Kishan Tiwari which was registered on dated 03.05.2006 in Book no. 1, Volume no. 1184 and Page no. 345 to 358 on Sr. no. 2921 at Sub-Registrar, Third in respect of a land bearing Khasra no. 67, area 0.3865 hectare situated at Mauza Myapur, Tehsil and District Agra.

That M/s. Bloomsbury Real Estate Developers Pvt. Ltd. mutated his name in revenue records as Sankrananayi Bhumidhar as per Khatoni 1413 fasli equal to year 2006 of Khasra no. 67 situated at Mauza Myapur, Tehsil and District Agra.

That M/s. Bloomsbury Real Estate Developers Pvt. Ltd. executed a sale deed in favour of Bibhab Builders through its partners Shri Sumit Chandra Gupta and Shri Sameer Gupta sons of Shri Suresh Chandra Gupta which was registered on dated 23.12.2021 in Book no. 1, Volume no. 10959 and Page no. 359 to 382 on Sr. no. 12256 at Sub-Registrar, Third in respect of a land bearing Khasra no. 67, area 1.3527 hectare situated at Village Myapur, Tehsil and District Agra.

Thereafter Bibhab Builders developed the colony over said property known as "BIBHAB GARDEN CITY" according to proposed layout plan having no. ADA/LD/21-22/1299 approved by Agra Development Authority, Agra.

So present owner/s Bibhab Builders through its partners Shri Sumit Chandra Gupta and Shri Sameer Gupta sons of Shri Suresh Chandra Gupta is/are bonafide owner/s of the land.

NOTE: - That NOC of other co-owners Smt. Kampuri W/o Late Shri Hukum Singh and Shri Geetam Singh S/o Late Shri Hukum Singh must be required regarding sale deed dated 03.05.2006 on Sr. no. 2919.

#### CERTIFICATE

  
Rohit Pal Singh  
LL.M. (Advocate)  
Civil Court, Agra

## CERTIFICATE

THIS IS TO CERTIFY that, Bibhab Builders through its partners Shri Sumit Chandra Gupta and Shri Sameer Gupta sons of Shri Suresh Chandra Gupta is/are the absolute owner/s of a land bearing Khasra no. 67, area 1.3527 hectare situated at Village Myapur, Tehsil and District Agra; hereinafter referred to as the "said property". The title of the said property is CLEAR, MARKETABLE AND FREE FROM ALL REGISTERED ENCUMBRANCES. Bibhab Builders through its partners Shri Sumit Chandra Gupta and Shri Sameer Gupta sons of Shri Suresh Chandra Gupta having valid, absolute, clear and marketable title of the said property.

Yours faithfully,

for Rohit Pal Singh

Advocate

Rohit Pal Singh

LL.M. (Advocate)

NOTE/DISCLAIMER: Given at Court, Agra

- i. This report does not comment upon, whether the said property is a subject matter of any pending litigation.
- ii. This report does not comment on the technical regularity or otherwise of the said property. The same may be verified by a separate technical evaluation of the said property.
- iii. Those records at SRO are in bad, destracted condition, not updated till date and some index are missing.
- iv. Undertaking from the borrower/mortgagor that he/she/it had not entered into any agreement/deed (registered or unregistered) with any person in respect of the property referred above or party thereof.

## SEARCH CERTIFICATE

Application No. 1929 of 20 27 Certificate No. 1890 of 20 27

Applicant ..... 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:- ବିଜୁ କିମ୍ବା ଲୋକିନ୍ଦ୍ର ପାତ୍ର ୨୦୨୦୨୦  
ଶ୍ରୀ କିମ୍ବା ଲୋକିନ୍ଦ୍ର ପାତ୍ର ଦ୍ୱାରା ଦେଖିଲାଗୁଣ ପାଇଲାଗିଲା  
କ୍ଷେତ୍ର ପାଇଲାଗିଲା କ୍ଷେତ୍ର ପାଇଲାଗିଲା କ୍ଷେତ୍ର ପାଇଲାଗିଲା

(2) Property Details: ବାନ୍ଧନ ନାମ, ପ୍ରଦୀପାଖାନ୍ଦିର ୬୭ ମୋହିର ପ୍ରଦୀପାଖାନ୍ଦିର  
ନାମର ନାମ ପାତ୍ରାଖାନ୍ଦିର

(3) Boundaries: East ~~তামাঙ্গ ৬৪ (মুনি) পুরুষপুরী ৮১, ৭৮, ৬৯-~~

West ~~1000 ft. - 6600 ft. 2000 ft. 62~~

North 55° 9' 9" E 67° 6' 6" S

South

**(4) Situated At:**

I hereby certify that a search has been made in the book I into the indexes regulating there to from  
22-JH to 4-JH 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 Claiment	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

6

4

**Signature of**

## Registering

**NOTE:-**

- NOTE:-

  1. The act and encumbrances shown in the certificate 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.

कार्यालय उपनिबंधक      सदर तृतीय      आगरा      जनपद      आगरा

आवेदन संख्या : 2202300300737

प्रमाण संख्या : 22023003000739

भार मुक्त प्रमाण-पत्र  
(रजिं मैन्युअल के नियम 328)

श्री- रोहित पाल सिंह एड० पुत्र- ० तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथमा पत्र प्रस्तुत किया है।

सम्पत्ति : ग्राम/मोहल्ला - मयापुर, वार्ड/परगना- आगरा, आवारीय- विभव विल्डर्स द्वारा पार्टनर श्री सुमित चन्द्र गुप्ता एवं श्री समीर गुप्ता श्री सुरेश चन्द्र गुप्ता निं० ४९-५० सुर्यनगर, आगरा उ० प्र०, भूमि जिसका खसरा नं० ६७ व तादाद विवरण : १.३५२७ है० वाकै ग्राम मयापुर आगरा। पू-खसरा नं० ६८ नाली उसके उपरान्त ख० नं० ८१,७८,६९ मयापुर प-ख० नं० ६६ रास्ता व ६२ उ-दगरा ख० नं० ९९ व ९१ ख० नं० ६७ का शेष भाग द-जमीन, दीगर ग्राम लकावली मै एततद्वारा प्रमाणित करता हू कि इंडेक्स सं० ०२ तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 22/03/2011 से दिनांक 21/03/2023 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 25-03-2023

- नोट - १. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर 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। २. वाछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है। और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा। ३. 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। ४. यह प्रमाण-पत्र किसी संपत्ति के स्वतंत्र का प्रमाण नहीं है।

ASHOK

Digitally signed

by ASHOK

KUMAR YADAVA

Date: 2023.03.25

11:31:25 +05'30'

उपनिबन्धक      सदर तृतीय  
आगरा

प्रिंट करें