



SUDHAKAR SHARMA
ADVOCATE

CHAMBER: -
Sadar Tehsil, Agra.

OFFICE: -
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Agra

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Date 16.01.2023,

LEGAL OPINION & PROJECT REPORT

To,

M/s Priyanshi Shelters Pvt. Ltd.,
Office, C-12/1, Mittal Tower,
Bye Pass Road, Agra

Ref : LEGAL OPINION of " **Priyanshi Residency**" at Mauza-Sikandra Bahistabad, Tehsil & Distt. Agra. Project Land-Owned by M/s Priyanshi Shelters Pvt. Ltd. Through its Director Mr. Govind Prasad Mittal S/o Shri Tarachand Mittal R/o 36, Seeta Ram Colony, Balkeshwar, Agra.

A] Document Perused (Photo Copy) :-

1. **Copy** of sale Deed dated 21.03.2010 document No 6754.
2. Copy of Khatauni.
3. Copy of Permission U/s 143 UPZA&LR Act.
4. Copy of Resolution dated 01.07.2023.
5. Copy of Memorandum and Articles of Association of M/s Priyanshi Shelters Pvt. Ltd.
6. Copy of Approved Map

B] Further Documents asked/needed :-

- i. Proposed Agreement, Sale deed or other documents to be executed in favour of intending purchaser (yet to be provided)
- ii. Site plan.

C] Further Documents asked/needed :-

- iii. Proposed Agreement, Sale deed or other documents to be executed in favour of intending purchaser (yet to be provided).



- iv. Site plan.
- v. Attested Photocopy of the MOA of M/s Priyanshi Shelters Pvt. Ltd.
- vi. R.O.C. Search required for if any companies which were involved in this project
- vii. Attested Photocopy of the NOC from the Fire and other depts.
- viii. Site plan.
- ix. Declaration-cum-affidavit-cum-undertaking from the owner/ developer/s that
 - i) That owner/s developers have not violated any law, rules or condition applicable to them in constructing the said building and the same is constructed strictly as per the lay-out plan sanctioned by the concerned authority and conditions laid down by the other concerned departments.
- x. That all the concerned and relevant documents have been provided by the owners/developers to the concerned Department mentioned above and they have not concealed any relevant information and facts from its in any manner.

I have Opined that property abovementioned documents. The information/details obtained from the search are mentioned here in below:-

1. That as per the record Mr. Ram Khiladi, Shri Babu Singh, Ranjan Singh Ss/o Late Shri Sukh Singh R/o Village- Dehtora, Tehsil & Distt. Agra and Om Prakash, Hukum Singh Ss/o Shri Vedar Singh R/o Village Dehtora, Agra and Summer Singh, Vijay Singh, Maharaj Singh, Vasudev Singh, Narayan Singh Ss/o Shri Dauji Ram R/o Village Dehtora Agra and Kalua Ram, Vishambhar Singh Ss/o Shri Soni Ram R/o Village- Dehtora Agra sold the Land in form of Agriculture Land comprising of approx 0.4950 hectare in – Mauza- Sikandra Bahistabad, Tehsil & Distt. Agra in following Land

Land of Khasra No-795, admeasuring area 0.4950 hectare or 4950 SQM To M/s Priyanshi Shelters Pvt. Ltd. Through its Director Mr. Govind Prasad Mittal S/o Shri Tarachand Mittal R/o 36, Seeta Ram Colony, Balkeshwar, Agra purchased through registered sale deed dated 21.06.2010 in book no. 1 zild No- 7052 page 178/361 document No. 6754 in the office of sub-registrar, Agra.

That M/s Priyanshi Shelters Pvt. Ltd. is owner of 4952 SQM Approx in the above mention Land at Mauza- Sikandra Bahistabad, Tehsil & Distt. Agra.



I have examined all documents as produced to me and opined that the above mentioned properties is all in order, However physical verification of possession with measurements and present boundaries at the spot are requires to be verified by the bank/ financial Institution and other Departments.

Remark :-

- 1- The original documents as above listed shall be checked by some competent person to be in Possession of the owner before clearing of the said Project.
- 2- Original Sale deed to be executed by Land owner and with developer or his appointed person of Power of attorney holder in favour of the Individual borrower.
- 3- Copy of Certificate of incorporation or Appointment of Director of the company, May Please be obtained Value Report regarding value and Spot verification from competent person.

Encl -

1. **Original Search Certificates No-2202300200190 dated 16.01.2023** issued from the office of the sub registrar, Agra.
2. **Certified True Copy** of sale Deed dated 21.03.2010 document No.6754.
3. Copy of Khatauni.
4. Copy of Permission U/s 143 UPZA&LR Act.
5. Copy of Resolution dated 01.07.2023.
6. Copy of Memorandum and Articles of Association of M/s Priyanshi Shelters Pvt. Ltd.
7. Copy of Approved Map

Obtain:

1. Copy of Account Statements for Post Dated Cheques as mentioned in title sale deed


(SUDHAKAR SHARMA)
 Advocate, Agra

NOTE/DISCLAIMER:

- 1-This report does not comment upon, whether the said property is a subject matter of any pending litigation.
- 2-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.
- 3-This report is positive subject to the collection of said documents mentioned in Column A.
- 4-In every case certified copy of every deed and NEC be obtained as the records at SRO are in had , destructed condition , not updated till date and some index are missing .
- 5-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 part thereof

कार्यालय उपनिबंधक सदर द्वितीय आगरा जनपद आगरा

अवेदन संख्या 2202300200190

प्रमाण संख्या 22023002000198

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

श्री- सुधाकर शर्मा अधिवक्त पुत्र- श्री आर एस शर्मा तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्रार्थना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण: ग्राम/मोहल्ला - सिकन्दरा बहिस्ताबाद, वार्ड/परगना- आगरा, आवासीय- प्रियांशी शेल्टर्स प्रिवेट लिमिटेड द्वारा गोविंद प्रसाद मित्तल पुत्र तारा चंद मित्तल नि० ३६ सीता राम कॉलोनी बल्केधर आगरा, जमीन खसरा न० ७९५ क्षेत्रफल ०.४९५० हेक्टेयर स्थित मौजा सिकंदरा बहिस्ताबाद आगरा सीमाएँ पू० १२.०० मीटर चौड़ा रास्ता प० जमीन आर के सिंह उ० खाली जमीन द० जमीन आर के सिंह,

मे एतद्वारा प्रमाणित करता हूँ कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 14/01/2011 से दिनांक 13/01/2023 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिरामे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक 14-01-2023

- नोट - 1 इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँडे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा अवैधता में दिये गए वर्णन से किसी दूसरे दंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
2 वर्णित 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 सम्बंधित 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 स्वतः का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निम्नलिखित: सोवरन सिंह।

मेतान करने वाले निम्नलिखित: सोवरन सिंह।

उपनिबन्धक सदर द्वितीय
आगरा

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