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**Arun Kumar Srivastava**  
**Advocate**

*Res./Chamber - 32, Mani Nagar Colony, Chitapur-Kandwa Road, Kandwa, Varanasi-221106,U.P.*

Ref.

Date : 15.04.2021

### LEGAL SCRUTINY REPORT

To

Whom it may concern

Dear Sir/Madam,

**Sub:** Legal Scrutiny Report in respect of the Arazi No. Mi. 386, situated in Mauza Dandupur, Pargana Shivpur, Tahsil Sadar, District Varanasi.

As desired by you I am furnishing hereunder the legal scrutiny report in respect of the property (described in part I hereto) acquired by Sri Bech Kumar Singh and Sri Rajkumar Singh and Sri Shiv Kumar Singh sons of Ambika Singh Resident of Village Dandupur, Pargana Shivpur, Tahsil Sadar, District Varanasi as land owners.

**PART I - DESCRIPTION OF THE PROPERTY :**

Arazi No. Mi. 386 situated in Mauza Dandupur, Pargana Shivpur, Tahsil Sadar, District Varanasi

**PART II - LIST OF DOCUMENTS SUBMITTED BEFORE ME FOR SCRUTINY AND  
LEGAL OPINION: (Specify the documents are original or Xerox) :-**

1. Photocopy of Khatauni Khata No. 304 related with Arazi No. Mi. 386 situated in Mauza Dandupur, Pargana Shivpur, Tahsil Sadar, District Varanasi in the name of Sri Bech Kumar Singh and Sri Rajkumar Singh and Sri Shiv Kumar Singh sons of Ambika Singh.

**PART III - FLOW OF TITLE OF PROPERTY - ( HISTORY OF TITLE) :-**

As per the documents referred to me,

1. That Sri Bech Kumar Singh and Sri Rajkumar Singh and Sri Shiv Kumar Singh sons of Ambika Singh are absolute owner and occupier of their own portion of Arazi No. Mi. 386 and its landed area situated in Mauza Dandupur, Varanasi and their names are recorded in revenue records since the year of 1407 Fasli i.e. English calendar year 2000 and they have transferable right on said property and now their names are recorded in revenue records on Khata No. 304 in 1425 Fasli to 1430 Fasli in Mauza Dandupur, Varanasi.



(2)

**PART IV - EVIDENCE OF TITLE OF PROPERTY :-**

The aforesaid documents establish the perfect title of Sri Bech Kumar Singh and Sri Rajkumar Singh and Sri Shiv Kumar Singh sons of Ambika Singh Resident of Village Dandupur, Pargana Shivpur, Tahsil Sadar, District Varanasi as land owner in respect of the subject property.

**PART V - OTHER PROVISIONS :**

5.1	Whether provisions of Urban Land Ceiling Act are applicable?	No. Moreover the U.P. Urban Ceiling Act 1976 has been repealed on 18.03.1999.
5.2	Whether property to be given as security is subject to any minor's claim/share?	No.
5.3	Whether the property is affected by any Special Acts/Tribal/SCST or/and tenancy regulations?	No.
5.4	Whether the user land has been converted as Non-Agricultural under Land Revenue Law?	Within Varanasi Development Authority limit.
5.5	Whether up to date tax/land revenue has been paid on the property.	Not Applicable.
5.6	Whether all original documents for last 13 years have been scrutinized?	Yes, Photocopy of documents scrutinized.
5.7	Whether required documents are available for creating mortgage?	Yes.
5.8	Whether all previous owners had the right/competency to transfer the property?	Yes.
5.9	Whether proposed mortgage by deposit of title deeds is possible?	Yes.
5.10	If property is a flat/apartment, how far independent title is ensured ?	N.A.
5.11	Whether the property has been transferred /to be transferred by a POA holder of the original land owner in favor of the loan applicant?	No.
5.12	Whether POA holder of original land owner has/had authority under POA to transfer the property through registered document?	No.
5.13	Whether the said POA as recorded in 5.12 is registered?	Not applicable.



(3)

5.14	Whether the property is leasehold land? If yes, then what is the tenure of the lease and date of expiry of Lease?	No.
5.15	Whether the land/property is joint family property?	No.
5.16	Is land/property/flat is subject to any reservations/acquisitions/requisitions?	No.

**PART VI - CERTIFICATE :**

In view of the foregoing, I certify that the title deeds intended to be deposited, relating to the property and offered as security by way of equitable mortgage and the documents of title referred to above are perfect evidence of the title and that if the said equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of equitable mortgage.

I, further certify that as per available of records of Sub-Registrar, Varanasi, Sri Bech Kumar Singh and Sri Rajkumar Singh and Sri Shiv Kumar Singh sons of Ambika Singh Resident of Village Dandupur, Pargana Shivpur, Tahsil Sadar, District Varanasi as land owner have derive a clear, valid, marketable and unencumbered title in the property stated above.

**Remark :** To ensure physical verification for remaining actual land area and boundary in possession of land owners.

Yours Faithfully,

(Arun Kumar Srivastava)

Advocate





पंजीकरण संख्या उ० प्र० ... 7342/95

पंजीकरण की तिथि ... 29-11-95



अधिवक्ता का हस्ताक्षर

बार कौंसिल आफ उत्तर प्रदेश  
इलाहाबाद

प्रमाणित किया जाता है कि श्री/कुण

श्रीमती अरुण कुमार शिवानंद  
पुत्र/पुत्री/पत्नी श्री गोरी दयाल

पता 32, मणी नगर, कंदवा

चिन्नीपुर, वाराणसी (उ०प्र०)

बार कौंसिल आफ उत्तर प्रदेश के पंजीकृत

अधिवक्ता हैं 7-1-96

इलाहाबाद

(मुद्रा चतुर्वर्दी)

कायवाहक सचिव

बार कौंसिल आफ उत्तर प्रदेश

देवागढ़



अधिवक्ता



# BAR COUNCIL OF UTTAR PRADESH

19, MAHARSHI DAYANAND MARG, ALLAHABAD-2

O.P. No.: 003107



Name

**Arun Kuamr Srivastava**

Advocate

Father Name

**Gauri Dayal**

Address

**H.No.: 32, Mani Nagar Kandwa, Varanasi**



Enrollment No.

**UP07342/95**

Enrollment Dt.

**29/11/1995**

(Raghvendra sir

Advocate General of

Chair

A handwritten signature in black ink, appearing to be 'Raghvendra Sir', written over a faint, repeating watermark of the Bar Council of Uttar Pradesh logo.