



TO WHOMSOEVER IT MAY CONCERN

LEGAL OPINION

Date : 25.04.2019

I have been requested by M/s Chandra Towers Pvt. Ltd. the owners to investigate the marketable title of Plot No.13 Area 1.0800 Hectare, Plot No.16 Area 0.0450 Hectare, Plot No.17 Area 0.0490 Hectare, Plot No.18 Area 0.0240 Hectare, & Plot No. 19 Area 0.0240 Hectare, Village Sehamalpur (Village No.208804) Pargana Athagawa Tahsil Pindara and Distt. Varanasi.

Plot No.15 Area 0.225 Acre & Plot No.17 Area 0.06 Acre Village Sehamalpur Pargana Athagawa Tahsil Pindara and Distt. Varanasi, was purchased by Firm Shilpi Industries under the sale deed dated 16.01.1990 registered as Document No. 20670 Book No.I Volume No.100 at Pages 348/374 on 16.01.1990 in the office of Sub-Registrar Varanasi.

Shri Shyam Deo son of Shyam Lal was recorded as Co-Bhumidhar of Plot No.13 and he sold his entire share interest i.e. 0.66 Acre under the sale deed dated 22.02.1998 registered as Document No. 2640 Book No.I Volume No.1918 at Pages 87/122 on 15.09.1999 in the office of Sub-Registrar Varanasi in favour of M/s Chandra Towers Pvt. Ltd.

Similarly, Lallan, Shivmurat son of Rambodh and Rajnath son of Mritunjay and Smt. Shyama Devi wife of Late Shrinath Pandey were recorded as Co-Bhumidhar of Plot No.19 Area 6 Decimal, Plot No.18 Area 7.5 Decimal & Plot No.16 Area 11 Decimal and they sold their entire 2/3rd share interest i.e. 7.5 Decimal in favour of Partnership Firm Shilpi Enterprises under the sale deed dated 02.04.1987 registered as Document No. 5089 Book No.I Volume No.6688 at Pages 130/132 on 02.03.1988 in the office of Sub-Registrar Varanasi.

The respective purchasers are mutated in village papers and coming down in possession thereof.

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Thus, said purchasers, respectively are recorded as Bhumidhar in possession with transferable rights as follows:

S.N.	Plot No.	Area	Owner's Name
1.	Plot No.17	0.06 Acre	Firm Shilpi Industries
2.	Plot No.13	0.66 Acre	M/s Chandra Towers Pvt. Ltd.
3.	Plot No.16, 18 & 19	0.075 Acre	Partnership Firm Shilpi Enterprises

The said plots are located conjointly with following boundary:

EAST : Chak Road
 WEST : Other Land
 NORTH : Owners Land
 SOUTH : Other Land

The said owners / Bhumidhars with transferable rights have applied for and obtained the Sub-Division Layout / Building Plan vide File No.94 / 17गु0हा0 / विन्यास प्र0अ0(मानचित्र) vide order dated 12.02.2019 over Plot No.13, 17, 18 & 19 Total 4 Gata Total Area 8548.89 Sq.Mt. Village Sehamalpur Pargana Athagawa Tahsil Pindara and Distt. Varanasi.

Revenue Entries

I have got Basta checked at Tahsil and revenue record room and consolidation records as well and found the revenue entries quite in order.



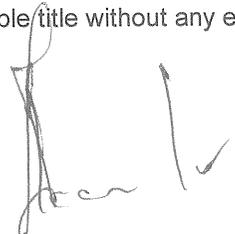
Sub-Registrar Office

I have got inspection made in Sub-Registrar office for a period of 2001 to 2019 and found that the land aforesaid has not been mortgaged and no encumbrances or lien was found in correlation of the said land. Therefore, the property aforesaid is absolutely clean and there is no encumbrances and lien thereof.

It is relevant to note that the village Sehamalpur Pargana Athagawa is beyond Nagar Nigam territory, therefore, Nagar Nigam record are not relevant for the purpose.

The village map of the relevant portion has scanned & transcribed below to give a visual confirmation to location and identity of the property.

To the said property is clean owners have perfect marketable title without any encumbrance and lien thereon.


(TRIPURARI SHANKAR)
Advocate

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