

*Rohan Gupta*  
*Advocate*

82, Lawyers' Chambers  
High Court, Allahabad

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**TO WHOMSOEVER IT MAY CONCERN**

I, Rohan Gupta, Advocate at Allahabad High Court, do hereby  
certify that I have 12 years of experience as a Practicing Advocate,  
and my Enrollment No. of Bar Council of U.P. is 9384/2010.

  
ROHAN GUPTA  
(Advocate)

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**Special Report of Title**

Reg. Property of Arazi No. 87/98, Under Khatauni No. 37490, Total Area 725 Square yard (606.17 Square Meter), 171.15 Square Meter Area is shop 435.02 Square Meter Area is Land, situated in Mohalla Nakas Kona, Tehsil Sadar, District Prayagraj, belonging to Ashok Kumar Chaurasiya.

**A. Particulars**

1	Name of the Title Holder	Ashok Kumar Chaurasiya S/o Late Baij Nath Prasad Aadhar No. 96246112178, Pan No. AIPPC2254D, Mo. No. 8416884718 AND Hemant Kumar S/o Late Surendra Kumar Aadhar No. 322283744006, Pan No. AGFPJ4383C, Mo. No. 9810211691 AND Hitesh Kumar S/o Late Surendra Kumar Aadhar No. 607903869747, Pan No. DLJPK9978M, Mo. No. 93366247718 AND Shersth Kumar S/o Surendra Kumar Chaurasiya Aadhar no. 404272358212, Pan No. CAMPK2021D, Mo. No. 9305990156  All residence of 180 Arya Nagar Mutthi Ganj, Tehsil Sadar Dist. Prayagraj.
2	Details of Property	Khatauni No. 37490, Arazi No. 87/98, Total Area 725 Square yard (606.17 Square Meter), 171.15 Square Meter Area is shop 435.02 Square Meter, situated in Mohalla Nakas Kona, Tehsil Sadar, District Prayagraj.

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**B. Investigations:**

1	Details of Title Deeds:	<p>Ashok Kumar Chaurasiya, Hemant Kumar, Hitesh Kumar and Shersth Kumar. All residence of 180 Arya Nagar Mutthi Ganj, Tehsil Sadar Dist. Prayagraj. Are recorded tenure holder of Arazi No. 87/98 Total Area 725 Square yard (606.17 Square Meter), 171.15 Square Meter Area is shop 435.02 Square Meter, situated in Mohalla Nakas Kona, Tehsil Sadar, District Prayagraj.</p> <p>The above Tenure Holders are absolute owners of the aforesaid property. The title of the parties are complete, clear and indisputable regarding the land and things adjusting on the plots belong to the above title holders. There is no prior mortgage/charges/encumbrances on the aforesaid properties. Thus the said properties are free from all encumbrances.</p> <p>The above titles are genuine. Further it is pertaining to mention that Anil offset Private Limited, Address 19-B/13 Elgin Road, civil Lines Tehsil Sadar, District Prayagraj, Through its Director Shri Anil Agarwal, S/o Late Prem Kumar Agarwal, Address 19-B/13 Elgin Road, civil Lines Tehsil Sadar, District Prayagraj have obtained the possession on aforesaid plot through a registered deed which is registered on 19.03.2021 at Serial No. 2805/2021 in the office</p>
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		of sub-registrar Sadar, District Prayagaraj and they have become absolute owner since 19.03.2021 on the aforesaid properties.
2	Whether title deed(s) given to the counsel are original or copy of the documents.	As above
3	Whether documents given raise any doubt or suspicion?	No
4	Whether the particulars of registration as given in the title deed(s) shown to the counsel tally with the particulars as stated in the Registration record?	Yes
5	Whether there is any restrictions regarding the property?	No
6	Whether any defect in the title of the person?	No
7	Whether property in question is free from encumbrance?	Inspections conducted by the Counsel on behalf of Tenure Holders and builders since. 19.03.2021 up till date in the office of sub-registrar, Prayagraj which do not disclose any encumbrance.

Dated: November, 14, 2022

Signature

  
(Rohan Gupta)  
Advocate

**ROHAN GUPTA**  
ADVOCATE  
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