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Date:- 14th December 2023

I have been sought legal opinion and search report Legal opinion in respect of the property situate being Arazi no. 169 area 0.721 Hectare, Arazi no. 170 area 0.061 Hectare, Arazi no. 174 area 0.040 Hectare, total three plots having a total area of 0.822 Hectare, Situated in Village Visokhar, Pargana Dehat Amant, Tehsil & Distt. Varanasi, by M/s. Roma Builders And Promoters Pvt. Ltd and I opine :

I have been provided with the photocopies of the following documents-

1. Sale deed dated 17.01.2011 in respect of scheduled property executed in favour of Smt. Krishna Singh W/o Shri Santosh Singh, Director Apex Wellcare Pvt.Ltd., by Methu alias Medu Yadav, Smt. Sunri Devi W/o Methu alias Medu Yadav, both residents of Village Visokhar, Pargana Dehat Amant, Tehsil & Distt. Varanasi, registered in the office of Sub Registrar, Varanasi on the same date in Book no. I, Volume 3945 at pages 83/120 at Sl.no. 229.
2. Sale dated 2nd July 2016 executed by the said Smt. Krishna Singh W/o Shri Santosh Singh, the Director Apex Wellcare Pvt.Ltd. in favour of present land Owners Sri Om Prakash Gupta, Smt. Isha Gupta, Sri Anil Kumar Singh and Sri Devendra Kumar Gupta, registered in the office of Sub Registrar-II, Varanasi on 5-7-2016 in Book no. I, Volume 8535 at pages 375/402 at Sl.no. 9824.

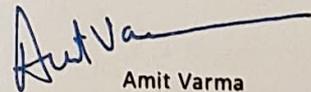
The afore-mentioned two sale deeds were verified from the office of Sub Registrar-2, Varanasi and were found to be correct.

Names of Sri Om Prakash Gupta, son of Late Madho Prasad, resident of D. 65/145, Lahartara, Varanasi, Smt. Isha Gupta, wife of Sri Aakash Deep, resident of D. 65/145, Lahartara, Varanasi, Sri Anil Kumar Singh, son of Late Birendra Bahadur Singh, permanent resident of 904, Ganpati Apartment, Nagwa, Lanka, Varanasi and Sri Devendra Kumar Gupta, son of Late Yatindra Kumar Gupta, resident D.54/18, Aurangabad, Varanasi, the purchasers of land through sale deed dated 2nd July 2016, aforementioned were found on **the latest Khatoni entrles (revenue record) as bhumidhar, (owners having transferable rights).**

I have also been provided with a copy developer agreement dated 30th July 2016 executed by the afore-mentioned Om Prakash Gupta, Isha Gupta, Anil Kumar Singh and Devendra Kumar Gupta in favour of Roma Builders And Promoters Pvt. Ltd.

The said development agreement was also verified to be registered in the office of Sub Registrar Varanasi on 31st July 2016 in Book No 1, volume 8617, 325/372 being document no. 5812.

Upon manual inspection of the records of the office of Sub Registrar-2, Varanasi, for the last 12 years no other document affecting the title of the afore-mentioned Om Prakash Gupta, Isha Gupta, Anil Kumar Singh and Devendra Kumar Gupta was found.



Amit Varma
Advocate

(Enrolment Number 05874/02 date 14/09/2002)