

To,
Technical Advisor,
Uttar Pradesh Real Estate Regulatory Authority,

Dear Sir,

Subject: - Title Opinion Report Certifying non-encumbrances of the Non-Agricultural Land comprising of Part of Khasra Number 472 (Unique Code: 1246850472000012) area 6001.00 Sq. Meters or 0.6001 Hectare situated at G.H.I City-2, village Kundol, Tehsil & District Agra, Uttar Pradesh.

I refer to your letter no. NIL dated NIL requesting to furnish non-encumbrance and certify and submit the title cum opinion Report about the clear and marketable title to the above property belonging to CZAR BUILDCON PRIVATE LIMITED, having its registered office at H-69, UGF, Outer Circle, above HDFC Bank, Connaught Place, New Delhi-1100001 through its Authorized Signatory Shri Kuldeep Singh son of Shri Dharm Veer Singh resident of 46, Vinay Nagar, Agra. (Owner/Promoter):

1. Description and Area of the Property.

Specific number(s) and address of Property:

Non-Agricultural Land comprising of Part of Khasra Number 472 (Unique Code: 1246850472000012) area 6001.00 Sq. Meters or 0.6001 Hectare situated at G.H.I City-2, village Kundol, Tehsil & District Agra, Uttar Pradesh and is bounded as follows:

East: Khasra No: 471.

West: Khasra No: 467 & 473.

North: Remaining Part of Khasra No: 472.

South: Land of Khasra No: 470.

2. Nature of Property (Whether Agricultural, Non- Agricultural, Commercial, Residential or Industrial. If non-Agricultural, the reference and date of conversion order from the competent authority should be mentioned.

The nature of land is non-agricultural as situated at G.H.I City-2, village Kundol, Tehsil & District Agra, Uttar Pradesh, Uttar Pradesh.

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Praveen Rawat
Praveen Kumar Rawat
Advocate
EN No. - U.P 3868 / 89
Chamber No. 4 Collectorate, AGRA
M 9359976346

3. The owner is Partner/Director/Trustee who is developing the property on behalf of Partnership/Company/Trust, whether he/she has the authority. Copy of the Resolution/Memorandum & Articles of Association/Partnership Deed etc. whether examined and verified:

This is for project approval only. Promoter CZAR BUILDCON PRIVATE LIMITED, having Corporate Identity Number : U70101DL2012PTC243085 is a private limited company incorporated under the Companies Act, 1956 (No.1 of 1956) and was incorporated on 03.10.2012.

4. Whether any minor, lunatic or undischarged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps be taken.
No, any minor, lunatic or undischarged insolvent is not involved.
5. Whether the property is freehold or leasehold. If Ancestral then period of lease, and if freehold whether Urban Land Ceiling Act applies and permissions to be obtained.
Freehold property. The Urban Land Ceiling Act has been repealed in the State of U.P., hence not applicable.
6. Source of Property i.e., Self-Acquired or Ancestral. If Ancestral then mode of succession and whether original WILL/Probate is available.
Self-Acquired.
7. Whether the Owner is Co-owner/Joint Owner and/or any partition of the property is made between the members of the family through Partition deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.
No.
8. Whether the Owner is in exclusive possession of the Property or it is leased/rented out to third party.
As per documents, the present titleholder is in possession.
9. Whether the property is mutated in municipal/revenue records and Owner's name is reflecting and if not, the reason thereof.
No, the name of previous titleholders are mutated in revenue records, whereas company has applied for the same.
10. Whether any restriction is imposed under the Central/State/Local Laws whose consent or permission would be required for development of the Project.
No.

Praveen Kumar Rawat3
Advocate

Praveen Kumar Rawat
Advocate
EN No. - U.P 3868 / 89
Chamber No. 4 Collectorate, AGRA
M 9359976346

(3)

11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.

Yes all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Following Documents by which CZAR BUILDCON PRIVATE LIMITED purchased land were perused:-

1.	Khatauni extract of abovementioned Khasra number.
2.	Succession order dated 16.03.2023, under section 33(2) of U.P.Revnuce Code regarding legal heirs of deceased Jai Singh son of Ram Sawroop who expired on 22.12.2018 passed on Computrized Application No: 2023114600766000260.
3.	Succession order dated 16.03.2023, under section 33(2) of U.P.Revnuce Code regarding legal heirs of deceased Smt. Prema Devi wife of late Ram Sawroop who expired on 07.01.2014 passed on Computrized Application No: 2023114600766000261.
4.	Copy of layout plan of G.H.I City-2, village Kundol, Tehsil & District Agra, Uttar Pradesh duly approved by Jila Panchyat Agra on 11.02.2025.
5.	Order of Assistant Collector, Sadar Tehsil, Agra under section 80 of U.P.Revenue Code dated 14.06.2024 passed in Case No: T802024020808 declaring the land as non-agricultural land..
6.	Sale Deed dated 24.07.2024 registered on same day in Bahi No: I, Zild No: 12222, Pages 369 to 392 at Sr. No: 6695 in the office of Sub Registrar (Third) Agra executed by Edal Singh & Kalua in favour of company regarding aforesaid land.
7.	Correction Deed dated 20.09.2025 registered on same day in Bahi No: I, Zild No: 12814, Pages 17 to 18 at Sr. No: 9348 in the office of Sub Registrar (Third) Agra executed by Edal Singh & Kalua in favour of company regarding corection of document number of link sale deed as document No: 4281 in place of 4241.
8.	Link Sale Deed dated 02.05.2024 registered on same day in Bahi No: I, Zild No: 5263, Pages 237 to 254 at Sr. No: 4281 in the office of Sub Registrar (Third) Agra executed by Smt. Krishan & others in favour of Kalua regarding part of aforesaid land.
9.	Copy of Certificate of Incorporation of CZAR BUILDCON PRIVATE LIMITED, having Corporate Identity Number: U70101DL2012PTC243085 issued on 03.10.2012 by Registrar of Companies, National Capital Territory of Delhi & Haryana.
10.	Copy of GST Registration Certificate of CZAR BUILDCON PRIVATE LIMITED, Registration No: 09AAFCC1251R1ZB dated 30.07.2024.

12. Whether the Advocate has personally visited the Sub Registrar/Revenue/Municipal office and examined the records. Yes.

13. Whether the search is being made for the period of 13/30 years. If no, reason thereof.

Search Inspection for the period 2014 to 2025 was made in the office of Sub Registrar, (First to Fifth), Agra. The inspection was made for legible/accessible records and the Sub Registrar, Third, Agra has issued N.E.C. No.22025003002260 dated 11.09.202 which shows that the property is free from encumbrance. Hence the opinion is given on the basis of inspection of available and present records only and in view of non-encumbrance certificates issued by Sub Registrar, Third, Agra.

14. Whether there is any doubt/suspicion about the genuineness of the original documents. If yes, then specify.

I have perused original documents and compared the same with the record available in the office of Sub Registrar (Fourth), Agra and evaluated the same and establish that both are analogous.

Praveen Kumar Rawat4
Praveen Kumar Rawat
Advocate
EN No. - U.P 3868 / 89
Chamber No. 4 Collectorate, AGRA
M 9359976346

(4)

15. Final certificate/opinion:

The present title holder **CZAR BUILDCON PRIVATE LIMITED**, having its registered office at **H-69, UGF, Outer Circle, above HDFC Bank, Connaught Place, New Delhi-1100001** through its Authorized Signatory **Shri Kuldeep Singh** is having valid and marketable title over captioned property and the property in question is free from encumbrances on the basis of inspection of legible records and in view of NEC issued by S.R. Third, Agra and the Project '**G.H.I City-2, village Kundol, Tehsil & District Agra, Uttar Pradesh** developed by **CZAR BUILDCON PRIVATE LIMITED**, can be accepted for approval.

16. Whether any additional formalities to be completed, if yes, state specifically in case of flat(s)/property(ies) if yes, state specifically in case of letter, possession letter, share certificate, affidavit, power of attorney etc. is required:

An undertaking elaborating that property in question is free from all sorts of encumbrances, charges or litigation whatsoever and the property in question which is proposed to be developed by **CZAR BUILDCON PRIVATE LIMITED**, is not subject matter to any litigation, attachment or execution before any court of law.

17. Comments on enforceability of property under SARFAESI Act, 2002 and RERA Act, 2016:

That the nature of aforesaid land is non-agricultural as declared by Asst. Collector, Sadar, Agra under section 80 of U.P. Revenue Code and is used for non-agricultural /residential/commercial purpose situated at village Kundol, Tehsil and District, Agra of Uttar Pradesh, hence provisions of SARFAESI Act, 2002 and RERA Act are applicable.

Thanking You,

Yours truly

Praveen Kumar Rawat
20/07/2025

(PRAVEEN KUMAR RAWAT)
ADVOCATE

Praveen Kumar Rawat
Advocate
EN No. - U.P 3868 / 89
Chamber No. 4 Collectorate, AGRA
M 9359976346

कार्यालय उप निबंधक सदर तृतीय आगरा जनपद आगरा

आवेदन संख्या :2202500302455

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प्रमाण संख्या :22025003002260

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

श्री- प्रवीन कुमार रावत एड पुत्र- आर पी रावत तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - कुण्डौल, वार्ड/परगना- आगरा, आवासीय- मै०सीज़र बिल्डकॉन प्रा०लि० द्वारा अधिकृत हस्ताक्षरी संजय क्रिस्टोफर पुत्र क्रिस्टोफर एन्थनी नि टैंक रोड करोल भाग नई दिल्ली, जमीन खसरा न०472 तादाद 0.6001 हे० बाके एफोर्डअबल हाउसिंग स्कीम जी एच आई सिटी 2 मौज़ा कुण्डौल आगरा दिशाएँ पू-खसरा न०471 प-खसरा न०467 व 473 उ-खसरा न०472 भाग द-खसरा न०470 ,

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2014 से दिनांक 08/09/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 11-09-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँदे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
2. वांछित 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 सम्बन्धित 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 स्वत्व का प्रमाण नहीं है।
5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: अखिलेश कुमार सक्सेना।
मिलान करने वाले निबन्धन लिपिक : ;।

RAKESH
KUMAR
YADAV

Digitally signed by
RAKESH KUMAR
YADAV
Date: 2025.09.11
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उप निबंधक सदर तृतीय
आगरा

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To,
Technical Advisor,
Uttar Pradesh Real Estate Regulatory Authority,

Dear Sir,

Subject: - Title Opinion Report Certifying non-encumbrances of the Non-Agricultural Land comprising of Part of Khasra Number 467 (Unique Code: 1246850467000012) area 24334.00 Sq. Meters or 2.4334 Hectare situated at G.H.I City-2, village Kundol, Tehsil & District Agra, Uttar Pradesh.

I refer to your letter no. NIL dated NIL requesting to furnish non-encumbrance and certify and submit the title cum opinion Report about the clear and marketable title to the above property belonging to CZAR BUILDCON PRIVATE LIMITED, having its registered office at H-69, UGF, Outer Circle, above HDFC Bank, Connaught Place, New Delhi-1100001 through its Authorized Signatory Shri Sanjay Christopher son of Shri Christopher Anthony, resident of 16/96, E Tank Road, Karol Bagh, New Delhi. (Owner/Promoter):

1. Description and Area of the Property.

Specific number(s) and address of Property:

Non-Agricultural Land comprising of Part of Khasra Number 467 (Unique Code: 1246850467000012) area 24334.00 Sq. Meters or 2.4334 Hectare situated at G.H.I City-2, village Kundol, Tehsil & District Agra, Uttar Pradesh and is bounded as follows:

East: Khasra No: 469 & 472.

West: 16Ft. Road & Khasra No: 464.

North: Khasra No: 451 & 452.

South: Khasra No: 465, 466 & 470.

2. Nature of Property (Whether Agricultural, Non- Agricultural, Commercial, Residential or Industrial. If non-Agricultural, the reference and date of conversion order from the competent authority should be mentioned.

The nature of land is non-agricultural as situated at G.H.I City-2, village Kundol, Tehsil & District Agra, Uttar Pradesh, Uttar Pradesh.

Praveen Rawat
2025

Praveen Kumar Rawat
Advocate

EN No. - U.P 3868 / 89

Chamber No. 4 Collectorate, AGRA

M 9359976346

(2)

3. The owner is Partner/Director/Trustee who is developing the property on behalf of Partnership/Company/Trust, whether he/she has the authority. Copy of the Resolution/Memorandum & Articles of Association/Partnership Deed etc. whether examined and verified:

This is for project approval only. Promoter CZAR BUILDCON PRIVATE LIMITED, having Corporate Identity Number: U70101DL2012PTC243085 is a private limited company incorporated under the Companies Act, 1956 (No.1 of 1956) and was incorporated on 03.10.2012.

4. Whether any minor, lunatic or undischarged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps be taken.
No, any minor, lunatic or undischarged insolvent is not involved.
5. Whether the property is freehold or leasehold. If Ancestral then period of lease, and if freehold whether Urban Land Ceiling Act applies and permissions to be obtained.
Freehold property. The Urban Land Ceiling Act has been repealed in the State of U.P., hence not applicable.
6. Source of Property i.e., Self-Acquired or Ancestral. If Ancestral then mode of succession and whether original WILL/Probate is available.
Self-Acquired.
7. Whether the Owner is Co-owner/Joint Owner and/or any partition of the property is made between the members of the family through Partition deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.
No.
8. Whether the Owner is in exclusive possession of the Property or it is leased/rented out to third party.
As per documents, the present titleholder is in possession.
9. Whether the property is mutated in municipal/revenue records and Owner's name is reflecting and if not, the reason thereof.
No, the name of previous titleholders are mutated in revenue records, whereas company has applied for the same.
10. Whether any restriction is imposed under the Central/State/Local Laws whose consent or permission would be required for development of the Project. No.

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Praveen Kumar Rawat
Praveen Kumar Rawat
Advocate
EN No. - U.P 3888 / 89
Chamber No. 4 Collectorate, AGRA
M 9359976346

11. Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.

Yes all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Following Documents by which **CZAR BUILDCON PRIVATE LIMITED** purchased land were perused:-

1.	Khatauni extract of abovementioned Khasra number.
2.	Copy of layout plan of G.H.I City-2, village Kundol, Tehsil & District Agra, Uttar Pradesh duly approved by Jila Panchyat Agra on 11.02.2025 .
3.	Order of Assistant Collector, Sadar Tehsil, Agra under section 80 of U.P.Revenue Code dated 24.06.2024 passed in Case No: T802024020667 declaring the land as non-agricultural land..
4.	Sale Deed dated 06.07.2022 registered on 07.07.2022 in Bahi No: I, Zild No: 11251, Pages 237 to 274 at Sr. No: 7092 in the office of Sub Registrar (Third) Agra executed by Shri Dinesh Chand Upadhyay, Shri Rakesh Chand Upadhyay, Shri Giresh Chand Upadhyay, Shri Satish Chand Upadhyay, & Shri Harish Chand Updhyay in favour of company regarding aforesaid land.
5.	Copy of Certificate of Incorporation of CZAR BUILDCON PRIVATE LIMITED , having Corporate Identity Number: U70101DL2012PTC243085 issued on 03.10.2012 by Registrar of Companies, National Capital Territory of Delhi & Haryana.
6.	Copy of GST Registration Certificate of CZAR BUILDCON PRIVATE LIMITED , Registration No: 09AAFCC1251R1ZB dated 30.07.2024.

12. Whether the Advocate has personally visited the Sub Registrar/Revenue/Municipal office and examined the records. Yes.

13. Whether the search is being made for the period of 13/30 years. If no, reason thereof. Search Inspection for the period 2014 to 2025 was made in the office of Sub Registrar, (First to Fifth), Agra. The inspection was made for legible/accessible records and the Sub Registrar, Third, Agra has issued N.E.C. No.22025003002261 dated 11.09.202 which shows that the property is free from encumbrance. Hence the opinion is given on the basis of inspection of available and present records only and in view of non-encumbrance certificates issued by Sub Registrar, Third, Agra.

14. Whether there is any doubt/suspicion about the genuineness of the original documents. If yes, then specify.

I have perused original documents and compared the same with the record available in the office of Sub Registrar (Fourth), Agra and evaluated the same and establish that both are analogous.

Praveen Kumar Rawat
Advocate

Praveen Kumar Rawat
 Advocate
 EN No. - U.P 3868 / 89
 Chamber No. 4 Collectorate, AGRA
 M 9359976346

15. Final certificate/opinion:

The present title holder **CZAR BUILDCON PRIVATE LIMITED**, having its registered office at **H-69, UGF, Outer Circle, above HDFC Bank, Connaught Place, New Delhi-110001** through its Authorized Signatory **Shri Kuldeep Singh** is having valid and marketable title over captioned property and the property in question is free from encumbrances on the basis of inspection of legible records and in view of NEC issued by S.R. Third, Agra and the Project '**G.H.I City-2, village Kundol, Tehsil & District Agra, Uttar Pradesh** developed by **CZAR BUILDCON PRIVATE LIMITED**, can be accepted for approval.

16. Whether any additional formalities to be completed, if yes, state specifically in case of flat(s)/property(ies) if yes, state specifically in case of letter, possession letter, share certificate, affidavit, power of attorney etc. is required:

An undertaking elaborating that property in question is free from all sorts of encumbrances, charges or litigation whatsoever and the property in question which is proposed to be developed by **CZAR BUILDCON PRIVATE LIMITED**, is not subject matter to any litigation, attachment or execution before any court of law.

17. Comments on enforceability of property under SARFAESI Act, 2002 and RERA Act, 2016:

That the nature of aforesaid land is non-agricultural as declared by Asst. Collector, Sadar, Agra under section 80 of U.P. Revenue Code and is used for non-agricultural /residential/commercial purpose situated at village Kundol, Tehsil and District, Agra of Uttar Pradesh, hence provisions of SARFAESI Act, 2002 and RERA Act are applicable.

Thanking You,

Yours truly

Praveen Kumar Rawat
20/09/2025

(PRAVEEN KUMAR RAWAT)
ADVOCATE

Praveen Kumar Rawat

Advocate

EN No. - U.P 3868 / 89

Chamber No. 4 Collectorate, AGRA

M 9359976346

कार्यालय उप निबंधक सदर तृतीय आगरा जनपद आगरा

आवेदन संख्या :2202500302456

प्रमाण संख्या :22025003002261

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

श्री- प्रवीन कुमार रावत एड पुत्र- आर पी रावत तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - कुण्डौल, वार्ड/परगना- आगरा, आवासीय- मै०सीज़र बिल्डकॉन प्रा०लि० द्वारा अधिकृत हस्ताक्षरी संजय क्रिस्टोफर पुत्र क्रिस्टोफर एन्थनी नि टैंक रोड करोल बाग नई दिल्ली , जमीन खसरा न०467 तादाद 2.4334है० बाके एफॉर्डअबल हाउसिंग स्कीम जी एच आई सिटी 2 मौज़ा कुण्डौल आगरा दिशाएँ पू-खसरा न०469 व 472 प-16फीट चकरोड व खसरा न०464 उ-खसरा न०451 व 452 द-खसरा न०465 व 466 व 470 ,

मे एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2014 से दिनांक 08/09/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :11-09-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूढ़े गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
2. वांछित 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 सम्बन्धित 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 स्वत्व का प्रमाण नहीं है।
5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: अखिलेश कुमार सक्सेना।
मिलान करने वाले निबन्धन लिपिक : :।

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उप निबंधक सदर तृतीय
आगरा

To,
Technical Advisor,
Uttar Pradesh Real Estate Regulatory Authority,

Dear Sir,

Subject: - Title Opinion Report Certifying non-encumbrances of the Non-Agricultural Land comprising of Part of Khasra Number 451 (Unique Code: 1246850451000012) area 5803.00 Sq. Meters or 0.5803 Hectare situated at G.H.I City-2, village Kundol, Tehsil & District Agra, Uttar Pradesh.

I refer to your letter no. NIL dated NIL requesting to furnish non-encumbrance and certify and submit the title cum opinion Report about the clear and marketable title to the above property belonging to CZAR BUILDCON PRIVATE LIMITED, having its registered office at H-69, UGF, Outer Circle, above HDFC Bank, Connaught Place, New Delhi-1100001 through its Authorized Signatory Shri Sanjay Christopher son of Shri Christopher Anthony, resident of 16/96, E Tank Road, Karol Bagh, New Delhi. (Owner/Promoter):

1. Description and Area of the Property.

Specific number(s) and address of Property:

Non-Agricultural Land comprising of Part of Khasra Number 451 (Unique Code: 1246850451000012) area 5803.00 Sq. Meters or 0.5803 Hectare situated at G.H.I City-2, village Kundol, Tehsil & District Agra, Uttar Pradesh and is bounded as follows:

East: Khasra No: 473.

West: Khasra No: 452.

North: Part of Khasra No: 451.

South: Khasra No: 467.

2. Nature of Property (Whether Agricultural, Non- Agricultural, Commercial, Residential or Industrial. If non-Agricultural, the reference and date of conversion order from the competent authority should be mentioned.

The nature of land is non-agricultural as situated at G.H.I City-2, village Kundol, Tehsil & District Agra, Uttar Pradesh, Uttar Pradesh.

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Praveen Kumar Rawat
Praveen Kumar Rawat
Advocate
EN No. - U.P 3868 / 89
Chamber No. 4 Collectorate, AGRA
M 9359976346

3. The owner is Partner/Director/Trustee who is developing the property on behalf of Partnership/Company/Trust, whether he/she has the authority. Copy of the Resolution/Memorandum & Articles of Association/Partnership Deed etc. whether examined and verified:

This is for project approval only. Promoter CZAR BUILDCON PRIVATE LIMITED, having Corporate Identity Number: U70101DL2012PTC243085 is a private limited company incorporated under the Companies Act, 1956 (No.1 of 1956) and was incorporated on 03.10.2012.

4. Whether any minor, lunatic or undischarged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps be taken.
No, any minor, lunatic or undischarged insolvent is not involved.
5. Whether the property is freehold or leasehold. If Ancestral then period of lease, and if freehold whether Urban Land Ceiling Act applies and permissions to be obtained.
Freehold property. The Urban Land Ceiling Act has been repealed in the State of U.P., hence not applicable.
6. Source of Property i.e., Self-Acquired or Ancestral. If Ancestral then mode of succession and whether original WILL/Probate is available.
Self-Acquired.
7. Whether the Owner is Co-owner/Joint Owner and/or any partition of the property is made between the members of the family through Partition deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.
No.
8. Whether the Owner is in exclusive possession of the Property or it is leased/rented out to third party.
As per documents, the present titleholder is in possession.
9. Whether the property is mutated in municipal/revenue records and Owner's name is reflecting and if not, the reason thereof.
No, the name of previous titleholders are mutated in revenue records, whereas company has applied for the same.
10. Whether any restriction is imposed under the Central/State/Local Laws whose consent or permission would be required for development of the Project. No.

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Praveen Kumar Rawat
Advocate
EN No. - U.P 3888 / 89
Chamber No. 4 Collectorate, AGRA
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11. **Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.**

Yes all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Following Documents by which **CZAR BUILDCON PRIVATE LIMITED** purchased land were perused:-

1.	Khatauni extract of abovementioned Khasra number.
2.	Copy of layout plan of G.H.I City-2, village Kundol, Tehsil & District Agra, Uttar Pradesh duly approved by Jila Panchyat Agra on 11.02.2025.
3.	Order of Assistant Collector, Sadar Tehsil, Agra under section 80 of U.P.Revenue Code dated 24.06.2024 passed in Case No: T802024020667 declaring the land as non-agricultural land..
4.	Sale Deed dated 06.07.2022 registered on 07.07.2022 in Bahi No: I, Zild No: 11252, Pages 1 to 18 at Sr. No: 7101 in the office of Sub Registrar (Third) Agra executed by Smt. Parwati Devi wife of Shri Hari Om Sharma R/o Village Kundol, Tehsil & District Agra in favour of company regarding aforesaid land.
5.	Copy of Certificate of Incorporation of CZAR BUILDCON PRIVATE LIMITED, having Corporate Identity Number: U70101DL2012PTC243085 issued on 03.10.2012 by Registrar of Companies, National Capital Territory of Delhi & Haryana.
6.	Copy of GST Registration Certificate of CZAR BUILDCON PRIVATE LIMITED, Registration No: 09AAFCC1251R1ZB dated 30.07.2024.

12. **Whether the Advocate has personally visited the Sub Registrar/Revenue/Municipal office and examined the records. Yes.**

13. **Whether the search is being made for the period of 13/30 years. If no, reason thereof.**

Search Inspection for the period 2014 to 2025 was made in the office of Sub Registrar, (First to Fifth), Agra. The inspection was made for legible/accessible records and the Sub Registrar, Third, Agra has issued N.E.C. No.22025003002265 dated 11.09.202 which shows that the property is free from encumbrance. Hence the opinion is given on the basis of inspection of available and present records only and in view of non-encumbrance certificates issued by Sub Registrar, Third, Agra.

14. **Whether there is any doubt/suspicion about the genuineness of the original documents. If yes, then specify.**

I have perused original documents and compared the same with the record available in the office of Sub Registrar (Fourth), Agra and evaluated the same and establish that both are analogous.

Praveen Kumar Rawat
Advocate

Praveen Kumar Rawat
Advocate
EN No. - U.P 3868 / 89
Chamber No. 4 Collectorate, AGRA
M 9359976215

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15. Final certificate/opinion:

The present title holder **CZAR BUILDCON PRIVATE LIMITED**, having its registered office at **H-69, UGF, Outer Circle, above HDFC Bank, Connaught Place, New Delhi-1100001** through its Authorized Signatory **Shri Kuldeep Singh** is having valid and marketable title over captioned property and the property in question is free from encumbrances on the basis of inspection of legible records and in view of NEC issued by S.R. Third, Agra and the Project '**G.H.I City-2, village Kundol, Tehsil & District Agra, Uttar Pradesh** developed by **CZAR BUILDCON PRIVATE LIMITED**, can be accepted for approval.

16. Whether any additional formalities to be completed, if yes, state specifically in case of flat(s)/property(ies) if yes, state specifically in case of letter, possession letter, share certificate, affidavit, power of attorney etc. is required:

An undertaking elaborating that property in question is free from all sorts of encumbrances, charges or litigation whatsoever and the property in question which is proposed to be developed by **CZAR BUILDCON PRIVATE LIMITED**, is not subject matter to any litigation, attachment or execution before any court of law.

17. Comments on enforceability of property under SARFAESI Act, 2002 and RERA Act, 2016:

That the nature of aforesaid land is non-agricultural as declared by Asst. Collector, Sadar, Agra under section 80 of U.P. Revenue Code and is used for non-agricultural /residential/commercial purpose situated at village Kundol, Tehsil and District, Agra of Uttar Pradesh, hence provisions of SARFAESI Act, 2002 and RERA Act are applicable.

Thanking You,

Yours truly

Praveen Kumar Rawat
20/07/2025

(PRAVEEN KUMAR RAWAT)
ADVOCATE

Praveen Kumar Rawat
Advocate
EN No. - U.P 3868 / 89
Chamber No. 4 Collectorate, AGRA
M 9359976246

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कार्यालय उप निबंधक सदर तृतीय आगरा जनपद आगरा

आवेदन संख्या : 2202500302457

प्रमाण संख्या : 22025003002265

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

श्री- प्रवीन कुमार रावत एड पुत्र- आर पी रावत तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - कुण्डोल, वार्ड/परगना- आगरा, आवासीय- मै सीज़र बिल्डकॉन प्रा०लि० द्वारा अधिकृत हस्ताक्षरी संजय क्रिस्टोफर पुत्र क्रिस्टोफर एन्थनी नि टैंक रोड करोल बाग नई दिल्ली, जमीन खसरा न०451 तादाद 0.5803 हे० बाके एफॉर्डअबल हाउसिंग स्कीम जी एच आई सिटी 2 मौज़ा कुण्डोल आगरा दिशाएँ पू-खसरा न०473 प-खसरा न०452 उ-खसरा न०451 भाग द-खसरा न०467,

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2014 से दिनांक 08/09/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 11-09-2025

- 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 आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
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4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।
5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: अखिलेश कुमार सक्सेना।
मिलान करने वाले निबन्धन लिपिक : ।

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