



CHAMBER & OFFICE: -
Sadar Tehsil, Agra.

SUDHAKAR SHARMA
ADVOCATE

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Date: 25.01.2024

LEGAL OPINION/ENCUMBRENCE CERTIFICATE OF PROJECT

To,
M/s Tripurari Estate Private Limited
2nd Floor, Pushpanjali Palace, Delhi Gate, Agra-282002

Ref: LEGAL OPINION/ENCUMBRENCE CERTIFICATE OF PROJECT of "PUSHPANJALI ANANTA" AT MAUZA-TEHRA, TEHSIL & DISTRICT MATHURA PROJECT LAND-OWNED AND BY M/S TRIPURARI ESTATE PRIVATE LIMITED.

A) Document Perused (Photo Copy):-

1. Copy of sale Deed dated 16.04.2021 document No.5297.
2. Copy of sale Deed dated 16.06.2005 document No.6010.
3. Copy of sale Deed dated 22.07.2005 document No.7212.
4. Copy of sale Deed dated 12.01.2024 document No.1111
5. Copy of sale Deed dated 12.01.2024 document No.885.
6. Copy of Power of Attorney dated 08.10.2012 document No.209.
7. Copy of Power of Attorney dated 26.12.2008 document No.216.
8. Copy of Power of Attorney dated 15.12.2012 document No.265.
9. Copy of Khatauni.
10. Copy of Approved Map

B) Further Documents asked/needed:-

- i. Proposed Agreement, Sale deed or other documents to be executed in favour of intending purchaser (yet to be provided)
- ii. Site plan.



01/02/2024

C) Further Documents asked/needed:-

- iii. Proposed Agreement, Sale deed or other documents to be executed in favour of intending purchaser (yet to be provided)
- iv. Site plan.
- v. Attested Photocopy of the MOA of M/s Tripurari Estate Pvt. Ltd. & Mr. Mayank Agarwal S/o Shri V.D. Agarwal is Power of Attorney holder of Vijay Kumar Agarwal/Hariom Sharma.
- vi. R.O.C. Search required for if any companies which were involved in this project
- vii. Attested Photocopy of the NOC from the Concern depts.
- viii. Site plan.
- ix. Declaration-cum-affidavit-cum-undertaking from the owner/ developer/s that
 - i) That owner/s developer has not violated any law, rules or condition applicable to them in constructing the said building and the same is constructed strictly as per the lay-out plan sanctioned by the concerned authority and conditions laid down by the other concerned departments.
- x. That all the concerned and relevant documents have been provided by the owners/developers to the concerned Department mentioned above and they have not concealed any relevant information and facts from it are in any manner.

I have Opined that property abovementioned documents. The information/details obtained from the search are mentioned here in below:-

1. That as per the record **Phooli S/o Shri Samaliya R/o Tehra Tehsil & Distt. Mathura** sold the Land in form of Agriculture Land comprising of approx 0.3890 hector or 3890.00 SQM in - Mauza- Tehra, Tehsil & Distt. Mathura in following Land:-
Land Part of **Khasra No. 284**, admeasuring area 0.3890 hector or 3890 SQM To M/s Tripurari Estate Pvt. Ltd. through its Authorized Mr. Jaideep Tiwari S/o Shri Anokhey Lal purchased though registered sale deed dated **16.04.2021** in book no. 1 zild No-10486 page 379/392 document No. 5297 in the office of sub-registrar, Mathura.
2. That as per the record Mr. Rohan Singh S/o Shri Kanhaiya R/o Village Tehra Tehsil & Distt. Mathura sold the Land in form of Agriculture Land comprising of approx 0.8033 hectare or 8033 SQM in - Mauza-Tehra, Tehsil & Distt. Mathura in following Land :-



Land Part of Khasra No-295, admeasuring area 1.150 hectare 1/3 Share =0.3833 & Khasra No-285 area 0.420 or 4200 SQM (admeasuring area used in Project is Khasra No.285 area 267.50 SQM) To M/s M/s Basera Builders through its Partner Mr. Ram Kishan Agarwal S/o Shri Jayanti Prasad R/o Chhipi Gali Vrindavan Distt. Mathura & Mr. Pradeep Agarwal S/o Shri Bhikkilal Ji R/o Mohalla Badvala Vrindavan Distt. Mathura purchased though registered sale deed dated 16.06.2005 in book no. 1 zild No-1512 page 125/138 document No. 6010 in the office of sub-registrar, Agra.

3. That as per the record Mr. Rohan Singh & Chhiddi Singh & Mohan Ss/o Shri Kanhaiya R/o Village Tehra Tehsil & Distt. Mathura sold the Land in form of Agriculture Land comprising of approx 1.720 hectare in - Mauza- Tehra, Tehsil & Distt. Mathura in following Land :-

Land Part of Khasra No-311 area 0.280 hector & Khasra No-287 area 0.440 & Khasra No-286 area 0.440 hector & Khasra No-310 area 0.280 hector & Khasra No-309 area 0.280 hector (admeasuring area used in Project is Khasra No.286 area 267.50 SQM) To Mr. Vijay Kumar Agarwal S/o Shri Dayal Chand Agarwal R/o A- Block, Anand Vatika Vrindavan, Mathura & Mr. Hari Om Sharma S/o Shri Prabhu Dayal Sharma R/o Gaudhuli Puram Vrindavan, Tehsil & Distt. Mathura purchased though registered sale deed dated 22.07.2005 in book no. 1 zild No- 1547 page 1/46 document No. 7212 in the office of Sub-Registrar, Mathura.

That M/s Tripurari Estate Pvt. Ltd. is absolute owner of Area **4425.00 SQM** land which is used for Project in the above mention Land at Mauza- Tehra, Tehsil & Distt. Mathura. That M/s Tripurari Estate Pvt. Ltd. & Mr. Vijay Kumar Agarwal S/o Shri Dayal Chand Agarwal mutated their name in Revenue records as khatauni 1424 to 1429.

After that M/s Basera Builders through its Partner Mr. Ram Kishan Agarwal Mr. Vijay Kumarr Agarwal S/o Shri Dayal Chand Agarwal & Mr. Hari Om Sharma S/o Shri Prabhu Dayal Sharma executed following Power of Attorneys in Fvaour of Mr. Mayank Agarwal S/o Shri V.D. Agarwal:-

- i. Power of Attorney dated 08.10.2012 in Book No-4 Zild No-104 Page 77/84 document No-209.
- ii. Power of Attorney dated 26.12.2008 in Book No-4 Zild No-75 Page 35/42 document No-216.
- iii. Power of Attorney dated 15.12.2012 in Book No-4 Zild No-106 Page 31/38 document No-265.



4. That as per the record Mr. Mayank Agarwal S/o Shri V.D. Agarwal is Power of Attorney holder of M/s Basera Builders Virandavan through its Ram Kishan Agarwal S/o Shri Jayanti Prasad POA dated 08.10.2012 in Book No-4 Zild No-104 Page 77/84 document No-209 & M/s Krishan Kanha Seltors Pvt. Ltd. Mathura through its Director Mr. Mayank Agarwal sold the Land comprising of 267.50 SQM in - Mauza-Tehra, (Pushpanjali Baikunth Phase-2) Tehsil & Distt. Mathura in following Land :-

Land Part of Khasra No-285, admeasuring area 267.50 SQM To M/s Tripurari Estate Pvt. Ltd. through its Authorized Mr. Jaideep Tiwari S/o Shri Anokhey Lal purchased though registered Sale deed dated 12.01.2024 in book no. 1 zild No- 12541 page 199/212 document No. 1111 in the office of sub-registrar, Mathura.

5. That as per the record Mr. Mayank Agarwal S/o Shri V.D. Agarwal is Power of Attorney holder of Hari Om Sharma S/o Shri Prabhu Dayal Sharma R/o Gaudhuli Puram, Virandavan Agra POA dated 26.12.2008 in Book No-4 Zild No-75 Page 35/42 document No-216 & M/s Krishan Kanha Shelters Pvt. Ltd. Mathura through its Director Mr. Mayank Agarwal sold the Land comprising of 267.50 SQM in - Mauza-Tehra, Tehsil & Distt. Mathura under Pushpanjali Baikunth Phase-Second in following Land :-

Land Part of Khasra No-286, admeasuring area 267.50 SQM To M/s Tripurari Estate Pvt. Ltd. through its Authorized Mr. Jaideep Tiwari S/o Shri Anokhey Lal purchased though registered sale deed dated 12.01.2024 in book no. 1 zild No- 18847 page 377/390 document No. 885 in the office of sub-registrar, Mathura.

I have examined all documents as produced to me and opined that the above mentioned properties is all in order, However physical verification of possession with measurements and present boundaries at the spot are requires to be verified by the bank/ financial Institution and other Departments.

Remark:-

- 1- The original documents as above listed shall be checked by some competent person to be in Possession of the owner before clearing of the said Project.
- 2- Original Sale deed to be executed by Land owner and with developer or his appointed person of Power of attorney holder in favour of the Individual borrower.
- 3- Copy of Certificate of incorporation or Appointment of Director of the company. May Please be obtained Value Report regarding value and Spot verification from competent Person.



 SUDHAKAR SHARMA
 UP06584/01

Encl -

1. Original Search Certificates No-2023246020769, 2023246020770, 2023246020771 dated 25.08.2023 & 2024245002029, 2024245002028 & 23.01.2024 issued from the office of the sub registrar, Mathura.
2. Copy of sale Deed dated 16.04.2021 document No.5297.
3. Copy of sale Deed dated 16.06.2005 document No.6010.
4. Copy of sale Deed dated 12.01.2024 document No.1111.
5. Copy of sale Deed dated 12.01.2024 document No.885.
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8. Copy of Power of Attorney dated 26.12.2008 document No.216.
9. Copy of Power of Attorney dated 15.12.2012 document No.265.
10. Copy of Khatauni.
11. Copy of Approved Map


 (SUDHAKAR SHARMA)
 Advocate, Agra

NOTE/DISCLAIMER:

1. This report does not comment upon, whether the said property is a subject matter of any pending litigation.
2. This report does not comment on the technical regularity or otherwise of the said property. The same may be verified by a separate technical evaluation of the said property.
3. This report is positive subject to the collection of said documents mentioned in Column A.
4. In every case certified copy of every deed and NEC be obtained as the records at SRO are in bad, destructed condition, not updated till date and some index are missing.
5. Undertaking from the borrower/mortgagor that he/she/it had not entered into any agreement / deed (registered or unregistered) with any person in respect of the property referred above or part thereof.

बार कौंसिल आफ उत्तर प्रदेश



एडवोकेट पंजीकरण प्रमाण-पत्र एडवोकेट्स अधिनियम, १९६१ की धारा २२ (१) के अंतर्गत प्रदत्त

क्रमांक उत्तर प्रदेश ६५८६ सन् २००१

प्रमाणित किया जाता है कि

श्री/कुमारी/श्रीमती सुधाकर शर्मा

आत्मज/आत्मजा/पत्नी श्री राम सुहाय शर्मा

जिला आगरा आज की तिथि से उत्तर प्रदेश बार कौंसिल के अंतर्गत एडवोकेट स्वीकृत किए गए तथा उनका नाम एडवोकेट्स अधिनियम, १९६१ की धारा १७ के अधीन बार कौंसिल द्वारा अनुरक्षित एडवोकेट पंजिका में अंकित कर लिया गया।

यह प्रमाण-पत्र आज दिनांक २० जुलाई २००१ को बार कौंसिल द्वारा मुद्रांकित तथा मेरे हस्ताक्षर द्वारा प्रदान किया गया।

प्रे-ना. त्यागी

(प्रेम नाथ त्यागी)

सचिव

बार कौंसिल आफ उत्तर प्रदेश

इलाहाबाद

इस प्रमाण-पत्र के अंगस्वरूप मुद्रांक शुल्क

हेतु रु० ५००/- का मुद्रांक-पत्र एतत्सह संलग्न है।