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Project Report - South City Green at Kargaina & Bheta Deh Jagir Bareilly

To,
The Branch Manager
HDFC Home Loan
Civil Lines Branch
Bareilly.

Date - 06-10-2022

LEGAL OPINION - TITLE REPORT- ANNEXURE TO THE LAWYER'S OPINION

- 1 Name of the borrower
M/s Kaveri Enterprises Partnership Firm is the present owner, Shri Balpreet Singh and Shivani Arora have pooled this property in to partnership Firm.
- 2 Husband / Father Name
As above
- 3 Whether borrower is the owner of the property If not, who is the owner and what is his/her relationship to the borrower.
M/s Kaveri Enterprises Partnership Firm is the present owner, Shri Balpreet Singh and Shivani Arora have pooled this property in to partnership Firm.
- 4 The status of the owner of property- State individual, HUF, Firm or Ltd Company
M/s Kaveri Enterprises Firm Property.
- 5 Description of the property

SI No	Extent	Survey No	Situated in (please give door Plot No. Name of street, village & Distt)	Amount of tax/Kist	Boundaries
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After death of Amarjeet Kaur and Shri Amreek Singh, Shri Balpreet Singh and Shivani Arora became co-owners of of the property through will.
Property of Khasra no - 312 and 313

Agricultural Land Situated in Khasra - 312 and 313 at Kargaina Tehsil and District Bareilly having area 0.4140 Hectare and bounded below:-

East	Presently shows as bhumidhar owner
West	Presently shows as bhumidhar owner
North	Presently shows as bhumidhar owner
South	Presently shows as bhumidhar owner



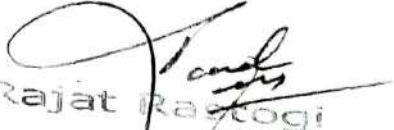
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(Note – 01 – Presently Shri Balpreet Singh and Smt. Shivani Arora are recorded bhumidhar owner with transferable rights of Khasra no -312 and 313 evident from present and previous khatuanis detailed below)

02 – As per BDA approved layout Khasra no – 312 area 1200 and Khasra no – 313 area 570 total land area 0.1770 Hectare of Village Behta Deh Jagir Bareilly land used in Project. It is also confirming by the Affidavit.)

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6. List of document originally produced- also whether original/ Registration copy, photo copy etc.
- a) Photocopy of Registered will executed by Sardar Amrik Singh and Smt. Amarjeet Kaur vide registered Will dated 04.05.2009 registered in Book no – I volume 04.05.2009 registered in Book no – III Volume 80 Pages 49 to 66 at serial no – 121 in the office of S R Bareilly.
 - b) Photocopy of Khatuani (Fasli year 1426 - 1431) of Khata no – 00099 Khasra no – 312 Village Behti Deh Jagir Tehsil and District Bareilly.
 - c) Photocopy of Khatuani (Fasli year 1420 - 1425) of Khata no – 00164 Khasra no – 312 Village Behti Deh Jagir Tehsil and District Bareilly.
 - d) Photocopy of Khatuani (Fasli year 1414 - 1419) of Khata no – 00004 Khasra no – 312 area 0.1520 Hectare Village Behti Deh Jagir Tehsil and District Bareilly.
 - e) Photocopy of Khatuani (Fasli year 1408 - 1403) of Khata no – 00004 Khasra no – 312 Village Behti Deh Jagir Tehsil and District Bareilly.
 - f) Photocopy of Khatuani (Fasli year 1426 - 1431) of Khata no – 00099


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Khasra no – 313 area 0.1140 Hectare
Village Behti Deh Jagir Tehsil and
District Bareilly.

- g) Photocopy of Khatuani (Fasli year 1420 - 1425) of Khata no – 00002 Khasra no – 313 area 0.1140 Hectare Village Behti Deh Jagir Tehsil and District Bareilly.
- h) Photocopy of Khatuani (Fasli year 1414 - 1419) of Khata no – 00002 Khasra no – 313 area 0.1140 Hectare Village Behti Deh Jagir Tehsil and District Bareilly.
- i) Photocopy of Khatuani (Fasli year 1408 - 1413) of Khata no – 00002 Khasra no – 312 area 0.1520 and 313 area 0.1140 Hectare Village Behti Deh Jagir Tehsil and District Bareilly.
- j) Photocopy of CH – 41 of (Consolidation Proceeding) Village Behta Deh Jagir Bareilly
- k) Photocopy of CH-45 of Village Behta Deh Jagir Bareilly.
- l) Photocopy of Sale deed executed by Shri Ghansyam in favour Sardar Kesar Singh vide sale deed dated 31.12.1972 at serial no – 3139 in the office of S R Bareilly.
- m) Photocopy of Sale deed executed by Shri Ram Prasad in faovur of Shri Sardar Kesar Singh vide sale deed dated 05.11.1971 registered at serial no – 5461 in the office of S R Bareilly.


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- n) Death Certificate of Late Amrik Singh dated 20.03.2014.
- o) Heirship Certificate of Late Amrik Singh dated 05.05.2014.
- p) Death Certificate of Late Amar Jeet Kaur dated 09.06.2016
- q) Heirship Certificate of Late Amar Jeet Kaur dated 05.01.2016.
- r) Certificate of Search no – 22021076002182 dated 01.10.2021 issued by S R Bareilly.
7. List of further documents called for and verified before rendering opinion
8. History of title based on documents

Nil.

As per Khatauni Shri Amreek Singh, Pratipal Singh and Romi are the recorded bhumidhar owner with transferable rights category I - Ka in Khasra no – 312, 313 and others in Village Behti Deh Jagir Tehsil and District Bareilly evident from khatuani fasli year 1408 to 1413, 1414 to 1419,

During life time Shri Amreek Singh S/o Sardar Kesar Singh and Smt. Amarjeet Kaur W/o Shri Amreek Singh Jointly executed a registered will in favour of his son Shri Balpreet Singh and Daughter-In-Law Smt. Shivani Arora vide will dated 04.05.2009 registered in Book no – I volume, 04.05.2009 registered in Book no – III Volume 80 Pages 49 to 66 at serial no – 121 in the office of S R Bareilly.

Shri Amreek Singh died on 02.03.2014 and Smt. Amarjeet Kaur died on 14.09.2015.

On the basis of Will his son Shri Balpreet


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Singh and Daughter-In-Law Smt. Shivani Arora name have been mutated as bhumidhar owner with transferable rights of his/her share in the revenue record vide order dated 23.10.2017/ 01.11.2017 of Khatuani Fasli year 1426-1431 (In khasra nos 312 and 313).

Thereafter in fasli year 1426 to 1431 Shri Balpreet Singh and Daughter-In-Law Smt. Shivani Arora entered as bhumidhar co-owners of his/her/their share of khasra nos 312, 313, Evident form Khatauni.

Hence Shri Balpreet Singh and Smt. Shivani Arora are the co-owner of the above said property. Hence Chain of title is complete.

9. In whose name the patta stands-In the name : of present owner or predecessor in title?

N.A.

10. Details of encumbrances if any and if so, how They are discharged (EC for minimum of 13 years. To be verified?

Search of registration records of S.R. Bareilly has been conducted for the period 2010 to 2021 i.e. 13 years and no registered charge or encumbrance has been found. Search Certificate no – 22021076002182 dated 01.10.2021 has been obtained from the Sub Registrar, Bareilly which also shows no encumbrance or transaction in the property.

Hence Property is UNEMCUMBERED
Search Certificate enclosed.

11. Whether any minor interest litigation/ attachment charge is involved in the property?

No.

12. Whether latest tax/kist receipts have been produced? For how many preceding years tax/kist receipts are produced?

N.A.


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- 13 Whether Chitta 10-(1) extract/Adangal verified? N.A.
- 14 If property is building. Is the plot in approved Layout? Yes, BDA Approved Layout no - BDA/LD/20-21254 approved from BDA in the name of South City Green, Bareilly.

Area 0.1770 Hectare of Khasra no - 312 and 313 used in South City Green Project evident from BDA approved Layout.
- 15 Has the building been constructed after approval of plan by relevant authorities and assessed to tax? N.A.
- 16 Is there any excess/vacant land attracting provision of Land Ceiling Acts? No.
- 17 Is the property affected by Urban Land Ceiling and Regulation Act, if so, whether permission of relevant authority been obtained for creating encumbrances? No.
- 18 Is the title and possession of the party to the property clear, absolute and marketable and valid mortgage by deposit of title deeds could be created? Presently M/s Kaveri Enterprises is the owner is for Project Approval.
- 19 The list of documents which are to be deposited for creating mortgage by deposit of title deeds Nil
(Project Report)
- 20 The list of additional documents like "Nil" E.C. for subsequent period/affidavit indemnity required to be obtained by the Bank. Nil
- 21 Any other remark which the Lawyer rendering title deed opinion wishes to make 01 - I Suggest that the spot inspection should be made for clear identification and boundaries of the above said Project / Area by Bank's Approved Architect /


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Branch Manager.

02 - RERA Certificate to be obtained by
HDFC before financing the cases.

03 - An Affidavit should be taken
regarding individual partners pooled
his/her property in M/s Kaveri
Enterprises.

22 Whether there is any indication or doubt
to show that the land belongs to Govt or it
is under acquisition proceedings of the
Govt.?

No.

23 Is there any bar for mortgaging the lands
as per any local law? e.g. Prohibition for
offer of agricultural lands as security for
borrowing outside the State or
commercial/ Non agricultural borrowings.

No

24. Is the property eligible for SARFAESI Action
or is there any bar for SARFAESI Action.

Yes the property eligible for SARFAESI
Action.

25. **Certificate:** I personally visited the Registrar Office, searched the records and ensured the
correctness of the entries in the register and there is no omission of any encumbrance in the EC.

Date – 06.10.2021


(Rajat Rastogi)
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संस्कृत-शब्द-कोश

सर्वज्ञ और समस्त ज्ञान
वाने अस्मिता का प्र

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रा.सका.धर्मो.दत्त के हस्तलिखित 20.4.12.20.4

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11/4/11 60006-1
18/5/11 60006-1

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