

A.N.SHUKLA

Advocate
Collectorate, Gorakhpur

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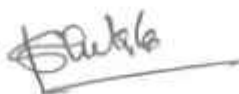
office:-
4 Hariom Nagar II Civil Lines, Gorakhpur
Res:-
63 M, Shivpur Sahbazganj - Gorakhpur

TITLE SEARCH REPORT & LEGAL SCRUTINY REPORT

Sub- Title Search Report & Legal Scrutiny Report with respect of Land bearing of Khasra/Aarazi No. 101 mi, Area 2033.380 Sq Mtr. Situated at Aarazi Chhawani, Pargna – Haveli, Tehsil Sadar, City & District – Gorakhpur Owned by Hariom Spining Mills Limited in sequece of vide deed dated 20/05/2022, which registered in office of Sub Registrar II Gorakhpur on 21/05/2022 at Bahi No 1, Jild No. 18625, Page no. 383 to 398, Sr. No. 7450

Dear Sir,

As per Your instruction, I Achyuttanand Shukla Advocate have conducted the legal scrutiny of aforesaid project and investigated the title **Hariom Spining Mills Limited** over his/her//their immovable property as mentioned in the Schedule-I and conducted a detailed investigation of Title since inception and conducted the search of available records of the Index-II till 2010-11 to 2022-23, Sub Registrar office II Gorakhpur & trace Record for last 13 Years from Receipt dated 29/09/2023.



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SCHEDULE -I

(Details of Developer and Landowners)

1.	Name & Address of The Owner:	<p>1. Hariom Spining Mills Limited through director Amit Bathwal Son of Pawan Pathwal resident at Mohaddipur, Gorakhpur</p> <p>1- Pawan Bathwal son of Late Sitaram Bathwal resident at Mohaddipur, Gorakhpur</p> <p>2- Krishna Kumar Bathwal son of Late Sitaram Bathwal resident at Mohaddipur, Gorakhpur</p>
2.	Name & Address Of former Owner who executed the deed:	<p>1. Previous owner</p> <p>2. Deed dated 29/07/2008</p> <p>3. Deed dated 12/02/2013</p> <p>4. Deed dated 02/09/2013</p>
3.	Adrees of the property under the Project:	<p>1. Khasra/Aarazi No. 101 mi Area 2033.380 Sq Mtr. Situated at Aarazi Chhawani, Pargna – Haveli, Tehsil Sadar, City & District – Gorakhpur – Gorakhpur.</p>

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SCHEDULE -II

(Details of Immovable Property)

1.	Plot No./ Land Revenue Survey No and House No. with its area covered under Title scrutiny:	1. Khasra/Aarazi No. 101 mi Area 2033.380 Sq Mtr. Situated at Aarazi Chhawani, Pargna – Haveli, Tehsil Sadar, City & District – Gorakhpur – Gorakhpur 2. Deed dated 29/07/2008 3. Deed dated 12/02/2013 4. Deed dated 02/09/2013
2.	Detailed Adress of aforesaid Land/Plot (Village, Tappa, Pargana, Tehsil, District)	5. Khasra/Aarazi No. 101 mi Area 2033.380 Sq Mtr. Situated at Aarazi Chhawani, Pargna – Haveli, Tehsil Sadar, City & District – Gorakhpur
3.	Boundaries:	East – Road 12 Mtr Wide. West – Property of Omprakash Jalan and other. Noth – Property of Arun Bathwal. South – Property of Bathwal Family.
4.	Nature/Type of Land	Residential/Commercial.

I have examined & Varified the documents as mentioned in Schedule - III

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SCHEDULE -III

- 1- Copy of Deed duly registered dated 20/05/2022. Executed by **HARIOM SPINING MILLS LIMITED** and others in favour of Superlative Marketing Private Limited.
- 2- Photocopy of deed duly registered dated **29/07/2008** Executed by Ankur Udyog Limited in favour of Hariom Spining Mills Limited
- 3- Photocopy of deed duly registered dated **12/02/2013** Executed by Ashok Kumar Bathwal and Arun Kumar Bathwal in favour of Krisha Kumar Bathwal and Pawan Bathwal.
- 4- Photocopy of deed duly registered dated **02/09/2013** Executed by Ankur Udyog Limited in favour of Hariom Soining Mills Limited.
- 5- Photocopy of deed duly registered dated **21/05/2022** Executed by Hariom Spining in favour of Superlative Marketing Private Limited.
- 6- Photocopy of deed duly registered dated **21/05/2022** Executed by Hariom Spining in favour of Superlative Marketing Private Limited
- 7- Copy of Khasera and Khatauni Fasali vars 1408
- 8- Copy of Certificate of CR dated **27/04/2022**.

HISTORY OF TITLE

Due to unavailability of all the index II in the office of Sub Registrar Gorakhpur, II Searched Khasra in office.

CONCLUSION

Accordingly, chain of title is complete and lagally passed to owner by registered deed and thereby said **Hariom Spining Limited, Pawan Pathwal and Krishna Kumar Bathwal** derived legal, valid marketable title over the said land and in pursuance of the above, the deed dated 29/07/2008, 12/02/2013 and 02/09/2013 has been executed by the

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owners in favour of superlative Marketing Private Limited, (which is now converted in name of AISSHPRA DEVELOPERS PRIVATE LIMITED through order dated 27/04/2022 of company Registrar) hence the developers are vested with the legal rights

CERTIFICATE OF TITLE

I, Achyuttanand Shukla, Advocate have caused necessary searches in the office of Sub-Registrar I Gorakhpur for the duration of 2011 -12 to 2022-23 year and have personally examined all relevant records and documents with respect to the aforesaid property/land and after the considerations certify.

- Copy of Deed duly registered dated 20/05/2022. Executed by **HARIOM SPINING MILLS LIMITED** and others in favour of Superlative Marketing Private Limited.
- Photocopy of Deed duly registered dated 29/07/2008 Executed by Ankur Udyog Limited in favour of Hariom Spining Mills Limited.
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- Copy of Khasera and Khatauni Fasali vars 1408
- Copy of Certificate of CR dated 27/04/2022

I hereby certify that:

- 1- The said plot free from all sorts of encumbrances, charges, liabilities, liens and lispedens, attachment of any kind what so ever and the title of the said plot is absolutely clear, free and marketable.
- 2- The said plot is not affected by Tenancy Laws Act etc and there is no need to get NOC for said plot.

It is, certified that **Hariom Spining Limited, Pawan Pathwal and Krishna Kumar Bathwal** are the owners of the mentioned land having valid title in plot.



बार कौंसिल आफ उत्तर प्रदेश



ऐडवोकेट पंजीकरण प्रमाण-पत्र

ऐडवोकेट्स अधिनियम, १९६१
की धारा २२ (१) के अंतर्गत प्रदत्त
क्रमांक उत्तर प्रदेश २४४६ सन् १९९४

प्रमाणित किया जाता है कि

श्री/कुमारी/श्रीमती सत्युता नन्द शुक्ल

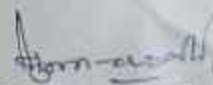
आत्मज/आत्मजा/पत्नी श्री दत्तात्रेय शुक्ल

जिला गोरखपुर आज की तिथि से उत्तर प्रदेश बार कौंसिल के अन्तर्गत ऐडवोकेट स्वीकृत किए गए तथा उनका नाम ऐडवोकेट्स अधिनियम, १९६१ की धारा १७ के अधीन बार कौंसिल द्वारा अनुरक्षित ऐडवोकेट पंजिका में अंकित कर लिया गया।

यह प्रमाण-पत्र आज दिनांक ^{१२}जून १९९४ को बार कौंसिल द्वारा मुद्रांकित तथा मेरे हस्ताक्षर द्वारा प्रदान किया गया।

इलाहाबाद

इस प्रमाण-पत्र के अन्वय में मुद्रांक शुल्क
रु० २४०/- का मुद्रांक-पत्र एतत्सह संलग्न है।


(मुन्ना चतुर्वेदी)

कार्यवाहक सचिव
बार कौंसिल आफ उत्तर प्रदेश