

SANJAY KUMAR JADON

Advocate

Reg. No. 3283/14
Revenue, Civil & Consumer Court's Agra

Office/Residence
Sadar Tehsil, Agra
Mob : 8077987900

Ref/Krishna Royale, Mohammadpur, Agra/ Oct. 2021

Dated: 04-10-2021

TO WHOME MAY BE CONCERN

LEGAL SERUTINY REPORT

Dear Sir,

As desired by you, I submit the following report regarding the title of the property relating to residential Colony known as "KRISHNA ROYAL" developed / to be developed on land part of Khasra Nos. 141 admeasuring 7650.31 Sq. Mtrs. situated at Mauza-Mohammadpur, Tehsil & Distt. Agra belonging to Nipun Infradevelopers Pvt. Ltd. through its director Sh. Nitin Agarwal S/o Sh. Dinesh Kuamr Agarwal R/o 39-40 North Vijay Nagar Colony, Agra duly authorized through board of resolution dated 06-09-2021

1. (a) Name and Address of the title holder/Present owner and developers/vendor :

Nipun Infradevelopers Pvt. Ltd. through its director Sh. Nitin Agarwal S/o Sh. Dinesh Kuamr Agarwal R/o 39-40 North Vijay Nagar Colony, Agra duly authorized through board of resolution dated 06-09-2021

1. (b) Name and Address of the Mortgager / borrower/intended Vendee :

Intended purchasers (after execution of sale deeds in their favour respectively).

2. Details /description of the documents scrutinized:

1. Photocopy of Sale Deed dated 29-11-2004 registered on same day in Bahi No: I, Zild No: 4273, Pages 201/212 Sr. No. 7457 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Smt. Manu Goyal D/o Sh. Dinesh Chand Agarwal regarding Plot No. 5 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
2. Photocopy of Sale Deed dated 25-07-2011 registered on same day in Bahi No: I, Zild No: 7949, Pages 125/160 Sr. No. 8312 in the office of Sub Registrar, Agra executed by Smt. Manu Goyal D/o Sh. Dinesh Chand Agarwal in favour of Nipun Infradevelopers Pvt. Ltd. regarding Plot No. 5 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
3. Photocopy of Sale Deed dated 01-04-2003 registered on 07-04-2003 in Bahi No: I, Zild No: 3730, Pages 187/196 Sr. No. 1923 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Suryakant Agarwal S/o Sh. Jagan Prasad Agarwal regarding Plot No. 9 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
4. Photocopy of Sale Deed dated 24-05-2011 registered on 28-05-2011 in Bahi No: I, Zild No: 7791, Pages 1/38 Sr. No. 5765 in the office of Sub Registrar, Agra executed by Suryakant Agarwal S/o Sh. Jagan Prasad Agarwal in favour of Nipun Infradevelopers Pvt. Ltd. regarding Plot No. 9 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
5. Photocopy of Sale Deed dated 01-04-2003 registered on 07-04-2003 in Bahi No: I, Zild No: 3730, Pages 197/206 Sr. No. 1924 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Smt. Madhu Agarwal W/o Sh. Ashok Kumar Agarwal regarding Plot No. 10 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
6. Photocopy of Sale Deed dated 20-04-2011 registered on 21-04-2011 in Bahi No: I, Zild No: 7685, Pages 369/418 Sr. No. 4112 in the office of Sub Registrar, Agra executed by Smt. Madhu Agarwal W/o Sh. Ashok Kumar Agarwal in favour of Nipun Infradevelopers Pvt. Ltd.

Sanjay Kumar Jadon
ADVOCATE

- regarding Plot No. 10 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
7. Photocopy of Sale Deed dated 09-04-2001 registered on 10-04-2001 in Bahi No: I, Zild No: 3059, Pages 1/18 Sr. No. 1586 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Smt. Renu Singhal W/o Sh. Braj Bhushan Singhal regarding Plot No. 11 Khasra No. 141 area 209.02 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
 8. Photocopy of Sale Deed dated 24-05-2011 registered on 28-05-2011 in Bahi No: I, Zild No: 7790, Pages 369/406 Sr. No. 5764 in the office of Sub Registrar, Agra executed by Smt. Renu Singhal W/o Sh. Braj Bhushan Singhal in favour of **Nipun Infradevelopers Pvt. Ltd.** regarding Plot No. 11 Khasra No. 141 area 209.02 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
 9. Photocopy of Sale Deed dated 23-11-1992 registered on same day in Bahi No: I, Zild No: 1161, Pages 315/322 Sr. No. 9451 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Sh. Vinay Kumar Jain S/o Sh. Nemi Chand Jain regarding Plot No. 14 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
 10. Photocopy of Sale Deed dated 02-11-2004 registered on same day in Bahi No: I, Zild No: 4247, Pages 355/376 Sr. No. 6934 in the office of Sub Registrar, Agra executed by Sh. Vinay Kumar Jain S/o Sh. Nemi Chand Jain in favour of Sh. Devendra Singh Solanki S/o Sh. Ratan Singh Solanki regarding Plot No. 14 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
 11. Photocopy of Sale Deed dated 19-07-2011 registered on same day in Bahi No: I, Zild No: 7933, Pages 265/308 Sr. No. 8046 in the office of Sub Registrar, Agra executed by Sh. Devendra Singh Solanki S/o Sh. Ratan Singh Solanki in favour of **Nipun Infradevelopers Pvt. Ltd.** regarding Plot No. 14 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
 12. Photocopy of Sale Deed dated 11-02-1992 registered on same day in Bahi No: I, Zild No: 942, Pages 395/400 Sr. No. 1694 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Dr. Deepak Mahajan S/o Sh. Y.R. Mahajan regarding Plot No. 17 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
 13. Photocopy of Sale Deed dated 21-04-2011 registered on same day in Bahi No: I, Zild No: 7688, Pages 1/36 Sr. No. 4142 in the office of Sub Registrar, Agra executed by Dr. Deepak Mahajan S/o Sh. Y.R. Mahajan in favour of **Nipun Infradevelopers Pvt. Ltd.** regarding Plot No. 17 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
 14. Photocopy of Sale Deed dated 15-07-1998 registered on same day in Bahi No: I, Zild No: 2567, Pages 87/104 Sr. No. 4078 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Sh. Shailendra Verma S/o Sh. Laxmi Narayan Verma regarding Plot No. 18 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
 15. Photocopy of Sale Deed dated 03-07-2002 registered on same day in Bahi No: I, Zild No: 3490, Pages 343/352 Sr. No. 3325 in the office of Sub Registrar, Agra executed by Sh. Shailendra Verma S/o Sh. Laxmi Narayan Verma in favour of Sh. Gaurav Kumar S/o Sh. Sugreev Singh regarding Plot No. 18 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
 16. Photocopy of Sale Deed dated 18-09-2004 registered on 20-09-2004 in Bahi No: I, Zild No: 4199, Pages 235/248 Sr. No. 5984 in the office of Sub Registrar, Agra executed by Sh. Gaurav Kumar S/o Sh. Sugreev Singh in favour of Sh. Lokendra Kumar S/o Sh. Bhumjit regarding Plot No. 18 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
 17. Photocopy of Sale Deed dated 15-04-2011 registered on same day in Bahi No: I, Zild No: 7672, Pages 223/258 Sr. No. 3894 in the office of Sub Registrar, Agra executed by Sh. Lokendra Kumar S/o Sh. Bhumjit in favour of **Nipun Infradevelopers Pvt. Ltd.** regarding Plot No. 18 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
 18. Photocopy of Sale Deed dated 15-07-1998 registered on same day in Bahi No: I, Zild No: 2567, Pages 69/86 Sr. No. 4077 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari

- Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Smt. Laxmi Devi Jain W/o Sh. Amar Nath Jain regarding Plot No. 19 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
19. Photocopy of Sale Deed dated 28-09-2005 registered on same day in Bahi No: I, Zild No: 4560, Pages 109/122 Sr. No. 5925 in the office of Sub Registrar, Agra executed by Smt. Laxmi Devi Jain W/o Sh. Amar Nath Jain in favour of Sh. Ram Prakash S/o Sh. Bhoori Singh Baghel regarding Plot No. 19 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 20. Photocopy of Sale Deed dated 07-07-2011 registered on same day in Bahi No: I, Zild No: 7906, Pages 21/35 Sr. No. 7616 in the office of Sub Registrar, Agra executed by Sh. Ram Prakash S/o Sh. Bhoori Singh Baghel in favour of **Nipun Infradevelopers Pvt. Ltd.** regarding Plot No. 19 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 21. Photocopy of Sale Deed dated 13-02-1995 registered on same day in Bahi No: I, Zild No: 1250, Pages 103/128 Sr. No. 809 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Sh. Vimal Baijal S/o Sh. Jamuna Das Baijal regarding Plot No. 20 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 22. Photocopy of Sale Deed dated 25-07-2007 registered on same day in Bahi No: I, Zild No: 5221, Pages 387/414 Sr. No. 2582 in the office of Sub Registrar, Agra executed by Sh. Vimal Baijal S/o Sh. Jamuna Das Baijal in favour of Sanjeev Kumar Sharma, Manoj Kumar Sharma Ss/o Sh. Om Prakash Sharma regarding Plot No. 20 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 23. Photocopy of Sale Deed dated 08-03-2011 registered on 11-03-2011 in Bahi No: I, Zild No: 7590, Pages 29/64 Sr. No. 2577 in the office of Sub Registrar, Agra executed by Sh. Sanjeev Kumar Sharma, Sh. Manoj Kumar Sharma Ss/o Sh. Om Prakash Sharma in favour of **Nipun Infradevelopers Pvt. Ltd.** regarding Plot No. 20 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 24. Photocopy of Sale Deed dated 28-03-1992 registered on same day in Bahi No: I, Zild No: 491, Pages 303/308 Sr. No. 2465 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Smt. Rajni Goyal W/o Sh. Dinesh Kumar Goyal regarding Plot No. 121 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 25. Photocopy of Sale Deed dated 28-06-2010 registered on same day in Bahi No: I, Zild No: 7066, Pages 121/142 Sr. No. 6986 in the office of Sub Registrar, Agra executed by Smt. Rajni Goyal W/o Sh. Dinesh Kumar Goyal in favour of Smt. Seema Goyal W/o Sh. Mahesh Chand Goyal regarding Plot No. 121 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 26. Photocopy of Sale Deed dated 05-05-2011 registered on 11-05-2011 in Bahi No: I, Zild No: 7739, Pages 383/416 Sr. No. 4991 in the office of Sub Registrar, Agra executed by Smt. Seema Goyal W/o Sh. Mahesh Chand Goyal & Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of **Nipun Infradevelopers Pvt. Ltd.** regarding Plot No. 21 (Old Plot No. 121) Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 27. Photocopy of Sale Deed dated 01-04-2003 registered on 07-04-2003 in Bahi No: I, Zild No: 3730, Pages 253/262 Sr. No. 1929 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Sh. Padam Chand Agarwal S/o Sh. Jagannath Prasad Agarwal regarding Plot No. 22 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 28. Photocopy of Sale Deed dated 12-05-2011 registered on 16-05-2011 in Bahi No: I, Zild No: 7753, Pages 351/386 Sr. No. 5202 in the office of Sub Registrar, Agra executed by Sh. Padam Chand Agarwal S/o Sh. Jagannath Prasad Agarwal in favour of **Nipun Infradevelopers Pvt. Ltd.** regarding Plot No. 22 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 29. Photocopy of Sale Deed dated 01-04-2003 registered on 07-04-2003 in Bahi No: I, Zild No: 3730, Pages 243/252 Sr. No. 1928 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Sh. Padam Chand Agarwal S/o Sh. Jagannath Prasad Agarwal regarding Plot No. 23

- Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
30. Photocopy of Sale Deed dated 12-05-2011 registered on 16-05-2011 in Bahi No: I, Zild No: 7753, Pages 315/350 Sr. No. 5201 in the office of Sub Registrar, Agra executed by Sh. Padam Chand Agarwal S/o Sh. Jagannath Prasad Agarwal in favour of **Nipun Infradevelopers Pvt. Ltd** regarding Plot No. 23 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 31. Photocopy of Sale Deed dated 28.03.1992 registered on same day in Bahi No: I, Zild No: 491, Pages 297/302 Sr. No. 2464 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Smt. Rekha Bansal W/o Sh. Padam Chand Bansal regarding Plot No. 24 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 32. Photocopy of Sale Deed dated 12-05-2011 registered on 16-05-2011 in Bahi No: I, Zild No: 7753, Pages 279/314 Sr. No. 5200 in the office of Sub Registrar, Agra executed by Smt. Rekha Bansal W/o Sh. Padam Chand Bansal in favour of **Nipun Infradevelopers Pvt. Ltd** regarding Plot No. 24 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 33. Photocopy of Sale Deed dated 27.03.1992 registered on same day in Bahi No: I, Zild No: 497, Pages 53/56 Sr. No. 2442 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Sh. Subhash Chand Goyal S/o Sh. Roshan Lal regarding Plot No. 27 Khasra No. 141 area 209 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 34. Photocopy of Sale Deed dated 11-07-2011 registered on same day in Bahi No: I, Zild No: 7719, Pages 55/98 Sr. No. 7762 in the office of Sub Registrar, Agra executed by Sh. Subhash Chand Goyal S/o Sh. Roshan Lal in favour of **Nipun Infradevelopers Pvt. Ltd** regarding Plot No. 27 Khasra No. 141 area 209 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 35. Photocopy of Sale Deed dated 01-04-2003 registered on 07-04-2003 in Bahi No: I, Zild No: 3730, Pages 207/216 Sr. No. 1925 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Km. Anjana Agarwal D/o Sh. Om Prakash Agarwal regarding Plot No. 29 Khasra No. 141 area 167.2 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 36. Photocopy of Sale Deed dated 19-01-2011 registered on same day in Bahi No: I, Zild No: 7457, Pages 17/52 Sr. No. 573 in the office of Sub Registrar, Agra executed by Km. Anjana Agarwal D/o Sh. Om Prakash Agarwal In favour of Sh. Phool Singh S/o Sh. Jayram Singh & Lochan Chaudhary S/o Sh. Sukhram Singh regarding Plot No. 29 Khasra No. 141 area 167.2 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 37. Photocopy of Sale Deed dated 14-07-2011 registered on 16-07-2011 in Bahi No: I, Zild No: 7930, Pages 63/98 Sr. No. 7993 in the office of Sub Registrar, Agra executed by Sh. Phool Singh S/o Sh. Jayram Singh & Lochan Chaudhary S/o Sh. Sukhram Singh in favour of **Nipun Infradevelopers Pvt. Ltd** regarding Plot No. 29 Khasra No. 141 area 167.2 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 38. Photocopy of Sale Deed dated 30-07-2005 registered on same day in Bahi No: I, Zild No: 4504, Pages 221/244 Sr. No. 4646 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Sh. Kamal Sharma S/o Sh. Rangi Lal Sharma regarding Plot No. 33 Khasra No. 141 area 209 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 39. Photocopy of Sale Deed dated 01-08-2005 registered on same day in Bahi No: I, Zild No: 4505, Pages 377/396 Sr. No. 4678 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Sh. Kamal Sharma S/o Sh. Rangi Lal Sharma regarding Plot No. 34 Khasra No. 141 area 181.15 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 40. Photocopy of Sale Deed dated 11-07-2011 registered on 15-07-2011 in Bahi No: I, Zild No: 7928, Pages 263/424 Sr. No. 7937 in the office of Sub Registrar, Agra executed by Sh. Kamal Sharma S/o Sh. Rangi Lal Sharma in favour of **Nipun Infradevelopers Pvt. Ltd** regarding Plot No. 34 Khasra No. 141 area 390.18 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 41. Photocopy of Sale Deed dated 25-07-2011 registered on same day in Bahi No: I, Zild No: 7950, Pages 273/408 Sr. No. 8335 in the office of Sub Registrar, Agra executed by Maha Laxmi

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ADVOCATE

Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of **Nipun Infra Developers Pvt. Ltd** regarding Land of Khasra No. 141 area 4668.78 Sq. Mtrs. Situated at Mohammadpur, Tehsil & Distt. Agra.

42. Copy of Layout plan duly got sanctioned from ADA vide file No. ADA/LD/20-21/0467 dated 20-11-2020
43. Copy of permission from U.P. Awas Evam Vikas Parishad Lucknow vide permission No. 3122 dated 15-07-2011.
44. Copy of Khatoni 1425-1430F
45. Copy of Board Resolution dated 06-09-2021
46. Copy of Search certificate dated 28-09-2021.

3. Details/ Description of the property/ies:

Residential Colony known as "**KRISHNA ROYAL**" developed / to be developed on land part of **Khasra Nos. 141** admeasuring 7650.31 Sq. Mtrs. situated at Mauza- Mohammadpur, Tehsil & Distt. Agra bounded as follow :-

East - Other's Land
West - Nalanda Crown Colony
North - Road 18 Mtrs. wide
South - Other's Land

4. Bref history of the Property and how the owner /Mortgagor has derived the title:

That from the inspection of record and perusal of khatoni 1425-1430F, it is found that Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal was recorded co-bhumidhar with transferrable rights over the land of Khasra No. 141/4.4610 Hact. situated at Muaza- Mohammadpur Tehsil & Distt. Agra. Aforesaid Samit purchased the said land from then their recorded and got mutated its name in relevant revenue record.

That after aforesaid Maha Laxmi Sahkari Samiti Ltd. divided the land so purchased into several plots and also transferred and sold the land Part of Khasra No. 141 Muaza- Mohammadpur through following sale deeds :-

1. Sale Deed dated 29-11-2004 registered on same day in Bahi No: I, Zild No: 4273, Pages 201/212 Sr. No. 7457 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Agarwal S/o Sh. Dau Dayal Goyal in favour of Smt. Manu Goyal D/o Sh. Dinesh Chand Agarwal regarding Plot No. 5 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
2. Sale Deed dated 25-07-2011 registered on same day in Bahi No: I, Zild No: 7949, Pages 125/160 Sr. No. 8312 in the office of Sub Registrar, Agra executed by Smt. Manu Goyal D/o Sh. Dinesh Chand Agarwal in favour of **Nipun Infra Developers Pvt. Ltd.** regarding Plot No. 5 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
3. Sale Deed dated 01-04-2003 registered on 07-04-2003 in Bahi No: I, Zild No: 3730, Pages 187/196 Sr. No. 1923 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Suryakant Agarwal S/o Sh. Jagan Prasad Agarwal regarding Plot No. 9 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
4. Sale Deed dated 24-05-2011 registered on 28-05-2011 in Bahi No: I, Zild No: 7791, Pages 1/38 Sr. No. 5765 in the office of Sub Registrar, Agra executed by Suryakant Agarwal S/o Sh. Jagan Prasad Agarwal in favour of **Nipun Infra Developers Pvt. Ltd.** regarding Plot No. 9 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
5. Sale Deed dated 01-04-2003 registered on 07-04-2003 in Bahi No: I, Zild No: 3730, Pages 197/206 Sr. No. 1924 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Smt. Madhu Agarwal W/o Sh. Ashok Kumar Agarwal regarding Plot No. 10 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
6. Sale Deed dated 20-04-2011 registered on 21-04-2011 in Bahi No: I, Zild No: 7685, Pages 369/418 Sr. No. 4112 in the office of Sub Registrar, Agra executed by Smt. Madhu Agarwal W/o Sh. Ashok Kumar Agarwal in favour of **Nipun Infra Developers Pvt. Ltd.** regarding Plot

Manoj Kumar Agarwal
Advocate
Tajpur

- No. 10 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
7. Sale Deed dated 09-04-2001 registered on 10-04-2001 in Bahi No: I, Zild No: 3059, Pages 1/18 Sr. No. 1586 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Smt. Renu Singhal W/o Sh. Braj Bhushan Singhal regarding Plot No. 11 Khasra No. 141 area 209.02 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
 8. Sale Deed dated 24-05-2011 registered on 28-05-2011 in Bahi No: I, Zild No: 7790, Pages 369/406 Sr. No. 5764 in the office of Sub Registrar, Agra executed by Smt. Renu Singhal W/o Sh. Braj Bhushan Singhal in favour of **Nipun Infra Developers Pvt. Ltd.** regarding Plot No. 11 Khasra No. 141 area 209.02 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
 9. Sale Deed dated 23-11-1992 registered on same day in Bahi No: I, Zild No: 1161, Pages 315/322 Sr. No. 9451 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Sh. Vinay Kumar Jain S/o Sh. Nemi Chand Jain regarding Plot No. 14 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
 10. Sale Deed dated 02-11-2004 registered on same day in Bahi No: I, Zild No: 4247, Pages 355/376 Sr. No. 6934 in the office of Sub Registrar, Agra executed by Sh. Vinay Kumar Jain S/o Sh. Nemi Chand Jain in favour of Sh. Devendra Singh Solanki S/o Sh. Ratan Singh Solanki regarding Plot No. 14 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
 11. Sale Deed dated 19-07-2011 registered on same day in Bahi No: I, Zild No: 7933, Pages 265/308 Sr. No. 8046 in the office of Sub Registrar, Agra executed by Sh. Devendra Singh Solanki S/o Sh. Ratan Singh Solanki in favour of **Nipun Infra Developers Pvt. Ltd.** regarding Plot No. 14 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
 12. Sale Deed dated 11-02-1992 registered on same day in Bahi No: I, Zild No: 942, Pages 395/400 Sr. No. 1694 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Dr. Deepak Mahajan S/o Sh. Y.R. Mahajan regarding Plot No. 17 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
 13. Sale Deed dated 21-04-2011 registered on same day in Bahi No: I, Zild No: 7688, Pages 1/36 Sr. No. 4142 in the office of Sub Registrar, Agra executed by Dr. Deepak Mahajan S/o Sh. Y.R. Mahajan in favour of **Nipun Infra Developers Pvt. Ltd.** regarding Plot No. 17 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
 14. Sale Deed dated 15-07-1998 registered on same day in Bahi No: I, Zild No: 2567, Pages 87/104 Sr. No. 4078 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Sh. Shailendra Verma S/o Sh. Laxmi Narayan Verma regarding Plot No. 18 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
 15. Sale Deed dated 03-07-2002 registered on same day in Bahi No: I, Zild No: 3490, Pages 343/352 Sr. No. 3325 in the office of Sub Registrar, Agra executed by Sh. Shailendra Verma S/o Sh. Laxmi Narayan Verma in favour of Sh. Gaurav Kumar S/o Sh. Sugreev Singh regarding Plot No. 18 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
 16. Sale Deed dated 18-09-2004 registered on 20-09-2004 in Bahi No: I, Zild No: 4199, Pages 235/248 Sr. No. 5984 in the office of Sub Registrar, Agra executed by Sh. Gaurav Kumar S/o Sh. Sugreev Singh in favour of Sh. Lokendra Kumar S/o Sh. Bhujit regarding Plot No. 18 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
 17. Sale Deed dated 15-04-2011 registered on same day in Bahi No: I, Zild No: 7672, Pages 223/258 Sr. No. 3894 in the office of Sub Registrar, Agra executed by Sh. Lokendra Kumar S/o Sh. Bhujit in favour of **Nipun Infra Developers Pvt. Ltd.** regarding Plot No. 18 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra
 18. Sale Deed dated 15-07-1998 registered on same day in Bahi No: I, Zild No: 2567, Pages 69/86 Sr. No. 4077 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Smt. Laxmi

Manoj Kumar Goyal
ADHO

- Devi Jain W/o Sh. Amar Nath Jain regarding Plot No. 19 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
19. Sale Deed dated 28-09-2005 registered on same day in Bahi No: I, Zild No: 4560, Pages 109/122 Sr. No. 5925 in the office of Sub Registrar, Agra executed by Smt. Laxmi Devi Jain W/o Sh. Amar Nath Jain in favour of Sh. Ram Prakash S/o Sh. Bhoori Singh Baghel regarding Plot No. 19 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 20. Sale Deed dated 07-07-2011 registered on same day in Bahi No: I, Zild No: 7906, Pages 21/35 Sr. No. 7616 in the office of Sub Registrar, Agra executed by Sh. Ram Prakash S/o Sh. Bhoori Singh Baghel in favour of **Nipun Infra Developers Pvt. Ltd.** regarding Plot No. 19 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 21. Sale Deed dated 13-02-1995 registered on same day in Bahi No: I, Zild No: 1250, Pages 103/128 Sr. No. 809 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Sh. Vimal Baijal S/o Sh. Jamuna Das Baijal regarding Plot No. 20 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 22. Sale Deed dated 25-07-2007 registered on same day in Bahi No: I, Zild No: 5221, Pages 387/414 Sr. No. 2582 in the office of Sub Registrar, Agra executed by Sh. Vimal Baijal S/o Sh. Jamuna Das Baijal in favour of Sanjeev Kumar Sharma, Manoj Kumar Sharma Ss/o Sh. Om Prakash Sharma regarding Plot No. 20 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 23. Sale Deed dated 08-03-2011 registered on 11-03-2011 in Bahi No: I, Zild No: 7590, Pages 29/64 Sr. No. 2577 in the office of Sub Registrar, Agra executed by Sh. Sanjeev Kumar Sharma, Sh. Manoj Kumar Sharma Ss/o Sh. Om Prakash Sharma in favour of **Nipun Infra Developers Pvt. Ltd.** regarding Plot No. 20 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 24. Sale Deed dated 28-03-1992 registered on same day in Bahi No: I, Zild No: 491, Pages 303/308 Sr. No. 2465 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Smt. Rajni Goyal W/o Sh. Dinesh Kumar Goyal regarding Plot No. 121 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 25. Sale Deed dated 28-06-2010 registered on same day in Bahi No: I, Zild No: 7066, Pages 121/142 Sr. No. 6986 in the office of Sub Registrar, Agra executed by Smt. Rajni Goyal W/o Sh. Dinesh Kumar Goyal in favour of Smt. Seema Goyal W/o Sh. Mahesh Chand Goyal regarding Plot No. 121 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 26. Sale Deed dated 05-05-2011 registered on 11-05-2011 in Bahi No: I, Zild No: 7739, Pages 383/416 Sr. No. 4991 in the office of Sub Registrar, Agra executed by Smt. Seema Goyal W/o Sh. Mahesh Chand Goyal & Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of **Nipun Infra Developers Pvt. Ltd** regarding Plot No. 21 (Old Plot No. 121) Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 27. Sale Deed dated 01-04-2003 registered on 07-04-2003 in Bahi No: I, Zild No: 3730, Pages 253/262 Sr. No. 1929 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Sh. Padam Chand Agarwal S/o Sh. Jagannath Prasad Agarwal regarding Plot No. 22 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 28. Sale Deed dated 12-05-2011 registered on 16-05-2011 in Bahi No: I, Zild No: 7753, Pages 351/386 Sr. No. 5202 in the office of Sub Registrar, Agra executed by Sh. Padam Chand Agarwal S/o Sh. Jagannath Prasad Agarwal in favour of **Nipun Infra Developers Pvt. Ltd** regarding Plot No. 22 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 29. Sale Deed dated 01-04-2003 registered on 07-04-2003 in Bahi No: I, Zild No: 3730, Pages 243/252 Sr. No. 1928 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Sh. Padam Chand Agarwal S/o Sh. Jagannath Prasad Agarwal regarding Plot No. 23 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 30. Sale Deed dated 12-05-2011 registered on 16-05-2011 in Bahi No: I, Zild No: 7753, Pages 315/350 Sr. No. 5201 in the office of Sub Registrar, Agra executed by Sh. Padam Chand

Manoj Kumar Goyal
ADVOCATE

- Agarwal S/o Sh. Jagannath Prasad Agarwal in favour of **Nipun Infra Developers Pvt. Ltd** regarding Plot No. 23 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
31. Sale Deed dated 28.03.1992 registered on same day in Bahi No: I, Zild No: 491, Pages 297/302 Sr. No. 2464 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Smt. Rekha Bansal W/o Sh. Padam Chand Bansal regarding Plot No. 24 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 32. Sale Deed dated 12-05-2011 registered on 16-05-2011 in Bahi No: I, Zild No: 7753, Pages 279/314 Sr. No. 5200 in the office of Sub Registrar, Agra executed by Smt. Rekha Bansal W/o Sh. Padam Chand Bansal in favour of **Nipun Infra Developers Pvt. Ltd** regarding Plot No. 24 Khasra No. 141 area 167.22 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 33. Sale Deed dated 27.03.1992 registered on same day in Bahi No: I, Zild No: 497, Pages 53/56 Sr. No. 2442 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Sh. Subhash Chand Goyal S/o Sh. Roshan Lal regarding Plot No. 27 Khasra No. 141 area 209 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 34. Sale Deed dated 11-07-2011 registered on same day in Bahi No: I, Zild No: 7719, Pages 55/98 Sr. No. 7762 in the office of Sub Registrar, Agra executed by Sh. Subhash Chand Goyal S/o Sh. Roshan Lal in favour of **Nipun Infra Developers Pvt. Ltd** regarding Plot No. 27 Khasra No. 141 area 209 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 35. Sale Deed dated 01-04-2003 registered on 07-04-2003 in Bahi No: I, Zild No: 3730, Pages 207/216 Sr. No. 1925 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Km. Anjana Agarwal D/o Sh. Om Prakash Agarwal regarding Plot No. 29 Khasra No. 141 area 167.2 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 36. Sale Deed dated 19-01-2011 registered on same day in Bahi No: I, Zild No: 7457, Pages 17/52 Sr. No. 573 in the office of Sub Registrar, Agra executed by Km. Anjana Agarwal D/o Sh. Om Prakash Agarwal In favour of Sh. Phool Singh S/o Sh. Jayram Singh & Lochan Chaudhary S/o Sh. Sukhram Singh regarding Plot No. 29 Khasra No. 141 area 167.2 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 37. Sale Deed dated 14-07-2011 registered on 16-07-2011 in Bahi No: I, Zild No: 7930, Pages 63/98 Sr. No. 7993 in the office of Sub Registrar, Agra executed by Sh. Phool Singh S/o Sh. Jayram Singh & Lochan Chaudhary S/o Sh. Sukhram Singh in favour of **Nipun Infra Developers Pvt. Ltd** regarding Plot No. 29 Khasra No. 141 area 167.2 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 38. Sale Deed dated 30-07-2005 registered on same day in Bahi No: I, Zild No: 4504, Pages 221/244 Sr. No. 4646 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Sh. Kamal Sharma S/o Sh. Rangi Lal Sharma regarding Plot No. 33 Khasra No. 141 area 209 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 39. Sale Deed dated 01-08-2005 registered on same day in Bahi No: I, Zild No: 4505, Pages 377/396 Sr. No. 4678 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal in favour of Sh. Kamal Sharma S/o Sh. Rangi Lal Sharma regarding Plot No. 34 Khasra No. 141 area 181.15 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 40. Sale Deed dated 11-07-2011 registered on 15-07-2011 in Bahi No: I, Zild No: 7928, Pages 263/424 Sr. No. 7937 in the office of Sub Registrar, Agra executed by Sh. Kamal Sharma S/o Sh. Rangi Lal Sharma in favour of **Nipun Infra Developers Pvt. Ltd** regarding Plot No. 33, 34 Khasra No. 141 area 390.18 Sq. Mtrs. Situated at Mohammadpur (Atul Vihar), Tehsil & Distt. Agra.
 41. Sale Deed dated 25-07-2011 registered on same day in Bahi No: I, Zild No: 7950, Pages 273/408 Sr. No. 8335 in the office of Sub Registrar, Agra executed by Maha Laxmi Sahkari Samiti Ltd. through its secretary Manoj Kumar Goyal S/o Sh. Dau Dayal Goyal (after taking permission from U.P.Awas Evam Vikas Parishad Lucknow vide permission No. 3122 dated 15-07-2011) in favour of **Nipun Infra Developers Pvt. Ltd** regarding Land of Khasra No. 141 area 4668.78 Sq. Mtrs. Situated at Mohammadpur, Tehsil & Distt. Agra.

Therefore **Nipun Infra Developers Pvt. Ltd** purchased land admeasuring 7650.31 Sq. Mtrs. Khasra No. 141 situated at Mohammadpur, Tehsil & Distt. Agra and aforesaid company divided the said land into several plots and developed is residential colony over the said land after got sanctioned payout plan from ADA vide file No. ADA/LD/20-21/0467 dated 20-11-2020 under the name and style of **KRISHNA ROYALE**.

Now **Nipun Infradevelopers Pvt. Ltd.** through its director **Sh. Nitin Agarwal S/o Sh. Dinesh Kuamr Agarwal R/o 39-40 North Vijay Nagar Colony, Agra** duly authorized through board of resolution dated 06-09-2021 is the absolute owner of the property inquestion and competent to mortgage it. However physical verification of possession with measurements and present boundaries at the spot are requires to be verified..

There are nor prior mortgages /charges whatsoever as could be seen from the inspection and encumbrance certificates for the period from 28-09-2008 to 27-09-2021 pertaining to the immovable property/ies covered by the above said title deed.

THIS IS TO CERTIFY that **Nipun Infradevelopers Pvt. Ltd.** through its director **Sh. Nitin Agarwal S/o Sh. Dinesh Kuamr Agarwal R/o 39-40 North Vijay Nagar Colony, Agra** is absolute owner of property relating to residential Colony known as "**KRISHNA ROYAL**" developed / to be developed on land part of Khasra Nos. 141 admeasuring 7650.31 Sq. Mtrs. situated at Mauza- Mohammadpur, Tehsil & Distt. Agra. The said property is free from all sorts of encumbrances, lien, charges, mortgages, etc. **Nipun Infradevelopers Pvt. Ltd.** through its director **Sh. Nitin Agarwal S/o Sh. Dinesh Kuamr Agarwal** is having valid, *absolute, clear and marketable title* to the property and can create a valid mortgage.

Sanjay Kumar Jadou
ADVOCATE

Signature of the Advocate who has
scrutinized the title deed/documents.

Place : Agra.

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SEARCH CERTIFICATE

Application No. 5362 of 20 21 Certificate No. 5013 of 20 21

Applicant श्रीमती लक्ष्मी देवी having applied to me for certificate giving particulars of the Registered Acts and encumbrances, if any in respect of unencumbered property

(1) As Stated in Application Property Owner:- निधु, अना उल्लूक, या. वि. अमरावती
83 - 410/37431 मासु डाभरेकर जोर वरक 3/2 गीरिया यारु
असुत R/6 B-306 कासु मासु अमरावती मासु

(2) Property Details: प्लॉट नं. 141 का मासु
अ. 7650.31 का मासु

(3) Boundaries: East मासु लक्ष्मी
 West मासु लक्ष्मी
 North वि. मा. नील जोर
 South मासु लक्ष्मी

(4) Situated At: अमरावती रोड, अमरावती

I hereby certify that a search has been made in the book I into the indexes regulating there to from 28/09/2008 to 31/09/2008 of acts and encumbrances effecting the said property and that each the following acts encumbrances appears.

No.	Description of Properties given in the Document	Date of Execution	Name & Value of her Document	Execute Claimant	Entry No.	Year
1	2	3	4	5	6	7

As Stated in Application and Present Available Record No encumbrances has been Found

I also certify that save be aforesaid acts and ancumbrances other acts and encumbrancees effecting the said property have been found.

Search made certificate prepared by
 search made/verified/and certified
 signed by

[Signature]
 Signature of
 Registering
 Officer, Agra,
 Distt. Agra

NOTE:-

1. The act and ancumbrances shown in the certify of those discovered with reference of the description of Properties furnished by the applicant it the name of properties have been described in the registered documents in manner different from the way which the applicant has described the transactions evidence by such documents was not included in certificate.
2. The requisite search has been made as carefully as possible by the officer but the department will not on result of the search in this certificates.
3. This certificate does not include such document if any which have been presented have not been registered and indexed up to date.

भुगतान पावती
उत्तर प्रदेश सरकार
निबन्धन कार्यालय - भुगतान पावती

आवेदन संख्या :	2202100203007
आवेदन तिथि :	28/09/2021
आवेदक का नाम ::	संजय कुमार जादौन एडवोकेट
मोबाइल संख्या :	9411923298

भुगतान का विवरण

भुगतान विधि :	ई भुगतान
पंजीकरण राशि :	100
भुगतान तिथि :	28/09/2021
भुगतान पावती संख्या :	202100202557
प्राप्तकर्ता अधिकारी का नाम :	योगेन्द्र कुमार .

(प्राप्तकर्ता अधिकारी का हस्ताक्षर) (आवेदक का हस्ताक्षर)

कार्यालय उपनिबन्धक सदर द्वितीय आगरा जनपद आगरा

आवेदन संख्या : 2202100203007

प्रमाण संख्या : 22021002002523

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

श्री. संजय कुमार जादौन एडवोकेट पुत्र- MAHESH KUMAR तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राधना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - मुहम्मदपुर, वार्ड/परगना- आगरा, आवासीय- निपुन इन्फ्रा डवलपर्स प्रा० लि० कार्यालय 83 चाण्क्यपुरी, आगरा डायरेक्टर रवि बंसल पुत्र श्री गोविन्द प्रसाद बंसल, नि० बी-306 केदार नगर, शाहगंज, आगरा, एक किता प्लॉट जिसका क्षेत्रफल 7650.31 वर्गमीटर व खसरा सं० 141 भाग बाके कृष्णा रॉयल, मौजा - मुहम्मदपुर, तहसील व जिला-आगरा सीमायें- पूरब- अन्य जायदाद, पश्चिम - नालन्दा क्राउन, उत्तर- 18 मीटर चौड़ा रोड, दक्षिण-अन्य जायदाद ,

मैं एतद्वारा प्रमाणित करता हूँ कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2010 से दिनांक 27/09/2021 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 29-09-2021

- 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।
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।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक : अशोक कुमार शर्मा।

मितान करने वाले निबन्धन लिपिक : अशोक कुमार शर्मा।

उपनिबन्धक सदर द्वितीय
आगरा