



Chamber :-

1st Floor, New Shah Market, Behind Shah Talkies, Opposite Kailash Plaza, Nehru Nagar, M. G Road, Agra.

Contact No. :- 0562-4013922, 09412253922, email - anilgoyaladvocate2@gmail.com

Dated: 30.01.2023

TO WHOM MAY BE CONCERN

LEGAL SCRUTINY REPORT

Dear Sir,

As desired by you, I submit the following report regarding the title of the property/land part of khasra number 549,556,550/1,548 & 555 situated at Maua-Rajpur, Tehsil & Distt. Agra in the name of M/s Jai Shree Shyam Infratech through Partner Shri Manish Bansal S/o Shri Radha Charan Bansal R/o Flat No-304, Sarang Residency, Plot No-29, Old Vijay Nagar Colony, Agra.

1.(A) Name and Address of the title holder/Present owner and developers/ Vendor-

M/s Jai Shree Shyam Infratech through Partner Shri Manish Bansal S/o Shri Radha Charan Bansal R/o Flat No-304, Sarang Residency, Plot No-29, Old Vijay Nagar Colony, Agra.

(B) Name and Address of the Mortgager/borrower/Intended Vendee-

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

2. Description of the documents scrutinized:

S.No	Date of Document	Name of Document	Whether original/ Certified Copy /True Photo Copy
01.	05.07.2022	Regd. Sale deed executed by Madhusudan Avas Pvt. Ltd. infavour of Jai Shree Shyam Infratech duly registered with Book No-1, Vol. No. 11252, Page No. 117 to 132 at Sr. No. 7108 on 07.07.2022 regarding the khasra number-548	Original
02.	11.05.2022	Regd. Sale deed executed by Madhusudan Avas Pvt. Ltd. infavour of Jai Shree Shyam Infratech duly registered with Book No-1, Vol. No. 11155, Page No. 199 to 218 at Sr. No. 4689 on 12.05.2022 regarding the khasra number-549,556,550/1,548 & 555	Original
03.	29.06.2010	Regd. Sale deed executed by Shri Ram Narayan Sharma S/o Late Shri Harprasad Sharma, Shri Pankaj Parasar S/o Shri Harcharan Lal Sharma through P.A. Holder of Shri Harcharan Lal Sharma, Shri Ragunandan Lal Sharma & Triloki Nath Sharma sons of Late Shri Harprasad Sharma in favour of Madhusudan Avas Pvt. Ltd.. duly	Original



		registered with Book No-1,Vol. No. 3226,Page No. 261 to 396 at Sr. No. 6407 on 01.07.2010 regarding the khasra number-550/1,542/2 & 555	
04.	22.07.2008	Regd. Sale deed executed by Shri Ram Narayan Sharma S/o Late Shri Harprasad Sharma, Shri Pankaj Parasar S/o Shri Harcharan Lal Sharma through P.A. Holder of Shri Harcharan Lal Sharma ,Shri Ragunndan Lal Sharma & Triloki Nath Sharma sons of Late Shri Harprasad Sharma in favour of Madhusudan Avas Pvt. Ltd.. duly registered with Book No-1,Vol. No. 2145,Page No.37 to 114 at Sr. No.5020 on 23.07.2008 regarding the khasra number-549 & 556	Original
05.	21.04.2008	Regd. Sale deed executed by Shri Ram Narayan Sharma S/o Late Shri Harprasad Sharma, Shri Pankaj Parasar S/o Shri Harcharan Lal Sharma through P.A. Holder of Shri Harcharan Lal Sharma ,Shri Ragunndan Lal Sharma & Triloki Nath Sharma sons of Late Shri Harprasad Sharma in favour of Madhusudan Avas Pvt. Ltd.. duly registered with Book No-1,Vol. No. 1998,Page No.299 to 350 at Sr. No. 2283 on 21.04.2008 regarding the khasra number-548	Original
06.	15.07.2021	Khatoni of land in khasra number 549,556,550/1,548 & 555 Mauza-Rajpur for-1428-1433 fasli.	True Copy
07.	15.10.2021	Abstract of khasra for 1427 fasli maintained by Lekhpal regarding land or khasra plots No.	True Copy
08.	20.01.2023	Proposed Building Plan approved by A.D.A	Photostat
09.		Articles of Association of the Jai Shree Shyam Infratech..	Photostat

3. Details and Description of the property:

Sl. No.	Survey No.& Location	Extent/Area	Boundary
01.	Regarding Property to be developed over land part of Khasra Nos. 549,556,550/1,548 & 555 of Mauza-Rajpur, situated at Shamsabad Road Tehsil & Distt.Agra	Total Area 4572Sq. Mtr.	East:- Road 9 Meetar Wide West:- 12 Meetar wide road & others Land Madhusudan Awas Pvt.Ltd. North:- Land Madhusudan Awas Pvt.Ltd



C. Brief history of acquisition or the title of the present owner:

That by the inspection of revenue records and from the contents of khatoni for 1428-1433 fasli it transpired that Shri Ram Narayan Sharma, Shri Harcharan Lal Sharma ,Shri Ragunndan Lal Sharma & Triloki Nath Sharma sons of Late Shri Harprasad Sharma were the recorded owners as Co-bhumidhar of 0.1430Hq land in khasra no. 556, 0.1200 Hq land and 1270 Hq. in Khasra No-555 , 0.1730 Hq.Land in khasra number-548 in khasra no549, & 0.2530 Hq.Land in khasra number -550/1 situated in Abadi area of mauza Rajupur Chungi, Tehsil and District Agra having transferable rights therein since 1389 fasli.

That according to the contents of the sale deeds Shri Har Charan Lal Sharma S/o Shri Hari Prasad Sharma has signed and executed duly regd. General Power of Attorney on 05.04.2008in favour of his son Shri Pankaj Parasar authorizing him to sale and transfer the land of his Share.

That accordingly Shri Pankaj Parasar as Power of Attorney holder of his father Shri Har Charan Lal Sharma along with Shri Ram Narayan Sharma ,Shri Ragunndan Lal Sharma & Triloki Nath Sharma sons of Late Shri Harprasad Sharma jontly have sold and transferred their following area of land to M/s Madhusudan Avas Pvt.Ltd. company by executing sale deeds details below-

Date	Khasra No.	Area	Name
29.06.2010	550/1,542/2 &555	3637.79 Sq.m.	M/s Madhusudan Avas Pvt.Ltd. company
22.07.2008	549,556	2650.175 Sq.m.	M/s Madhusudan Avas Pvt.Ltd. company
21.04.2008	548	1728.235Sq. m.	M/s Madhusudan Avas Pvt.Ltd. company

That M/s Madhusudan Avas Pvt.Ltd. company through its director Manju Sharma W/o Shri Madhusudan Sharma has sold and transferred land of khasra 549,556,548,550/1 & 555 having area 4472 Sq. Mtr. to Jai Shree Shyam Infratech by executing Regd. Sale deed dated- 11.05.2022.

That M/s Madhusudan Avas Pvt.Ltd. company through its director Manju Sharma W/o Shri Madhusudan Sharma has sold and transferred adjoining land of plot of khasra 548 having area 100Sq. Mtr. to Jai Shree Shyam Infratech by executing Regd. Sale deed dated-05.07.2022.

That M/s Jai Shree Shyam Infratech. through through Partner Shri Manish Bansal S/o Shri Radha Charan Bansal has got approved proposed lay out Plan from Agra Development Authority on 20.01.2023 for residential colony cover the above said land .

Thus M/s Jai Shree Shyam Infratech.is absolute owner of the above said land property and competent to develop the aforesaid residential colony etc. and also transfer and sale in favour of prospective allottee.

Non - Encumbrance Certificate**Sub- Registrar Search**

I have inspected the records of Sub- Registrar, Agra vide receipt 2202200302653 dated10.11.2022 and as per search certificate issued from the said Sub-registrar, Agra



(4)

for the period 10.11.2011 to 09.11.2022 I found that the aforesaid property is free from all sorts of encumbrances and I did not find any registered charge, lien, or mortgage has come to my notice and on the basis of the said inspection, and as per record maintained and made available for inspection by the office of the concerned Sub- Registrar, Agra, I can certify that the subject plots of land are free from all sorts of encumbrances and as such there is no recorded encumbrance with respect to the subject portion of property from the period of 01.01.2011 to 01.04.2022.

THIS IS TO CERTIFY M/s Jai Shree Shyam Infratech.is the absolute owner of the aforesaid residential colony to be developed over land part of khasra number 549,556,550/1,548 & 555 situated at Mauza-Rajpur,Tehsil & Distt.Agra. The said property is free from all sorts of encumbrances any registered charges, lien, or mortgage. M/s Jai Shree Shyam Infratech.is having valid ,absolute clear and marketable title to the property.

Place : Agra
Date : 30.01.2023


(Anil Kumar Goyal)
Advocate

who has scrutinized the title deeds/documents



स्टाम्प एवं रजिस्ट्रेशन विभाग

उत्तर प्रदेश



निवन्धन कार्यालय: सदर तृतीय, आगरा

भार मुक्त प्रमाण-पत्र/वारह साला की पावती

आवेदन संख्या 2202200302653

आवेदक का नाम अनिल कुमार गोयल

आवेदक का पता सिविल कोर्ट आगरा

आवेदन तिथि 10-11-2022

मुगतान तिथि 10-11-2022

चालान संख्या NIB220770008

मोबाइल 9412253922

धनराशि रु० 100/-

