



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 Mauza-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 Parasara 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 |

[Handwritten Signature]



(2)

| | | | |
|-----|------------|---|-----------|
| | | 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 Harchran 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 Harchran 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 4572 Sq. Mtr. | East:- Road 9 Meeter Wide West:- 12 Meeter 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 0.1430 Hq 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 no 549, & 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 05.04.2008 in 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 jointly 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 | 1728.235 Sq. 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 100 Sq. 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 dated 10.11.2022 and as per search certificate issued from the said Sub-registrar, Agra

[Signature]


IL KUMAR GOYAL ADVOCATE
R.No.3/80
Mob. No.-
9412253922

(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



निबन्धन कार्यालय: सदर नृतीय, आगरा

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

| | |
|--------------|------------------|
| आवेदन संख्या | 2202200302653 |
| आवेदक का नाम | अनिल कुमार गोयल |
| आवेदक का पता | सिविल कोर्ट आगरा |
| आवेदन तिथि | 10-11-2022 |
| भुगतान तिथि | 10-11-2022 |
| चालान संख्या | NIB220770008 |
| मोबाइल | 9412253922 |
| धनराशि रु० | 100/- |

