

**Ashok Kumar Singh
(Advocate)**

Punjab National Bank
UCO Bank
State Bank of India
U.P. Awas Vikas Parishad, Agra
Room No. 11, Collectrate, Agra

Resi. :
47/312/21, Sarswati Nagar,
Near Chankya Puri, Shahganj, Agra
Mob.: 8077816904, 9068558802

Ref.....

Date 4.5.2024.....

Legal Scrutiny Report Regarding Property Shree Sneh Sahkari Avas Samiti
Ltd. Reg. No. 2875 Office- A-15, Anand Puram Shahganj, Agra.

Non Encumbrances Certificate & Detailed Report on Title

(As On Bank's prescribed Performa: "Annexure-B"

Ref: Measuring area 2.4928Hect. i.e. 24928sq.mt. Khasra No. 406 situated
at Mauza Patholi, Tehsil & District Agra.

I have caused necessary searches in the Sub Registrar Office, Agra at Agra for the period from 25-04-1994 to 24-04-2024 District Registry Office at from available records and Municipal mutation and all other available relevant documents in respect of the aforesaid property. My report is as follows:

The Short Description of Title/Chain is hereby given as follows:

(1) That originally Smt. Dropti Devi w/o Shri Bijendra Singh R/o Patholi, Tehsil & District Agra was the revenue recorded owner Khasra No. 406 measuring area 2.4928Hect. situated at Mauza Patholi, Tehsil & District Agra. Smt. Dropti Devi her life time executed Registered WILL above noted property in favour of her Grandson Raj Kumar Singh, Rakesh Singh, Sunil Kumar sons of Bishan Singh R/o Patholi, Tehsil & District Agra WILL registered in Bahi No. IIIrd Zild No. 328 pages 45 to 46 at sl.no. 447 on dated 02-09-1987 in the Office of Sub Registrar Agra. After death of Smt. Dropti Devi name of Raj Kumar Singh, Rakesh Singh, Sunil Kumar sons of Shri Bishan Singh name are entered in revenue record basis of Registered WILL by the Order Revenue Inspector on dated 30-10-2001. Shri Raj Kumar Singh, Rakesh Singh, Sunil Kumar became absolutely owner property in question.

(2) That Rakesh Singh @ Rakesh Kumar Singh, Sunil Kumar Singh, Raj



Kumar Singh sons of Shri Bishan Singh sold/transfer with consideration Khasra No. 406 entire land 2.4924Hect. situated at Mauza Patholi Tehsil & District Agra to Shree Sneh Sahkari Avas Samiti Ltd. Reg. No. 2875 through its Secretary Harendra Singh s/o Shri Balvir Singh R/o A-15, Anand Puram Shahganj, Agra vide registered sale deed registered in Bahi No. 1 zild No. 3370 pages 363 to 402 at sl.no. 940 on dt. 15-02-2002 in the Office of Sub Registrar HInd Agra. As per registered Sale deed name of Shree Sneh Sahkari Avas Samiti Ltd. Agra entered in revenue record. Entire land of khasra No. 406 has been declared Abadi U/s 143 Z.A.L.R. Act by the order Up Ziladhikari Sadar Agra on dated 03-05-2013 order entered in revenue record. Shree Sneh Sahkari Avas Samiti Ltd. absolutely owner property in question. But Shree Sneh Sahkari Avas Samiti Ltd. got sanctioned and approved layout plan only 14399.45sq.mt. Khasra No. 406 purpose of Housig Colony known as Savita Vihar Colony Mauza Patholi from Agra Development Authority Agra vide file No. ADA/LD/2223/0726 on dated 28-12-2022.

I hereby certify that the above mentioned Property is free from all sorts of encumbrances, charges, liabilities, liens, lispendens and attachments of any kind whatsoever and the said property is clear free and marketable (as per NEC) certificate issued by Sub Registrar and also as per record available in Sub Registrar Office).

It is also hereby certified that the above mentioned Land/Property is not attached by any restriction or Urban Land (Ceiling & Regulation) Act 1976 and Sarfaesi Act, 2002 enforceable of the property. The receipts for the relevant searches are enclosed hereto.

It is further certified that I have examined original copy of Sale deed No. 940 from Sub Registrar's Office about the genuineness of title deed i.e. sale deed No . 940 dt. 15-02-2002 examined by me and that the same is(are) origina, Genuine & as certified copy and is not duplicate or fake.

Date: 4-5-2024

Signature

अशोक कुमार सिंह
Ashok Kumar Singh केट
C.O.P. 069460 AG/2455/2020
(Advocate)

Place: Agra

Ashok Kumar Singh (Advocate)

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Date: 4.5.2024

Legal Scrutiny Report Regarding Property Shree Sneh Sahkari Avas Samiti
Ltd. Reg. No. 2875 Office- A-15, Anand Puram Shahganj, Agra.

Introductory Search Report or Title Investigation Report

Ref: Measuring area 2.4928Hect. i.e. 24928sq.mt. Khasra No. 406 situated
at Mauza Patholi, Tehsil & District Agra.

1- Full Address : A-15, Anand Puram Shahganj, Agra.
Shree Sneh Sahkari Avas Samiti Ltd.
Agra.

2- Name of the owner of the immovable :
property

3. Full particulars of original documents :
deposit with the bank.

- 1- Certified copy of khautani 1406 to 1411
- 2- Copy of Khautani
- 3- Original Registered WILL dt. 02-09-1987
registered in Bahi No. II Ird zild No. 28 pages
45 to 46 at sl.no. 447.
- 4- Sale deed dt. 15-02-2002 registered in Bahi
No. 1 zild No. 3370 pages 363 to 402 at sl.no. 940
- 5- Certified copy sale deedt 15-02-2002
- 6- Up Ziladikari Sadar order dt. 03-05-2013
- 7- Search Certificate dt. 25-04-1994 to 24-04-2024
- 8- Layout plan approved by ADA dt. 28-12-2022

अशोक कुमार सिंह
एडवोकेट
C.O.P. 069460, AG/2455/2020
आगरा

a) Whether sale-deed/partition deed/sale : Deed/Gift Deed/deed of trust or Wakfnama/deed surrender or Release deed/Probate of a Will. : Sale deed No 940 dt. 15-02-2002

Whether the receipt issued by Registering authority for registry charges and deficit stamp fee is also deposited. : Yes

b) The date of execution of above documents. : Sale deed No 940 dt. 15-02-2002

Sale Deed Registered on : Sale deed No 940 dt. 15-02-2002

c) Whether the document has registered or not, if so, the date on which the Document was registered. : Sale deed No 940 dt. 15-02-2002

d) Whether the document is the original : one? Yes

e) Who had executed the documents mentioned at serial No. 3 and in whose favour? : Raj Kumar Singh, Rakesh Kumar Singh, Sunil Kumar Singh sons of Shri Bishan Singh

4. Whether all the persons having title to the property are depositing title deeds. : Yes

5. Whether non-encumbrance certificate for the immediate last 30 years showing that the property in question is unencumbered has been obtained. : Yes

6. Whether particulars of Land holding : and name of title holder in the certificate tally with the details in the deed. : Yes

7. Whether non-encumbrance certificate: has been signed by the Competent Authority. : Yes

अशोक चूमार सिंह
एडवोकेट
C.O.P. 069460, AG/2455/2020
आगरा

8. Whether the name of the Mortgagor is recorded in Khasra and Khautani or the Revenue/Municipal Record. : Yes

9. If the answer to the above question is Yes, state clearly the capacity in which the above name is recorded. : As owner

10. The character of the property whether self acquired. : Self Acquired

11. Is the land within the declared Agriculture Area? : No

12. Whether or not the land is covered by any section of the Land Ceiling/ Acquisition Act? If so, a copy of relevant notification should be furnished. : No

13. Will the Local authorities readily sanction the construction plans? In case, any hesitation/delay is apprehended, reasons therefore. : Question is related to surveyor/Valuer.

14. Rent Receipts : Not applicable

a) For how many years received : Not applicable

b) Whether particulars of land holdings and name of the title holder in the rent receipt tally with the details in the khautani and Deed. : Not applicable

15. What is the estimated market value of the property? : Question is related to surveyor/Valuer.

16. Whether the property in question is wholly/partly leased out. If so its impact on the valuation of property. : No

17. Whether the mortgage can be created at the center where the loan is being granted? If not, the name of in the nearest center where it can be created. : Yes

अश्विनी कुमार सिंह
एडवोकेट
C.O.P. 069460, AG/2455/2020
आगरा

18. Is there any bar or condition applicable to the creation of the mortgage? : No

19. If so whether the necessary clearance has been obtained? : N.A.

20. Is there any condition in the Patta/Lease which is onerous to the interest of the Bank. : No

21. Whether the Sarfaesi Act, applicable on the property. : Yes

Date: 4. 5. 2024

Signature

Place: Agra

Ashok Kumar Singh
C.O.P. Advocate
अग्राम 155/2020
आगरा