

**B.D.PADALIA**

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Civil Courts, AGRA

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Cell No.9897188894  
Date:25/07/2022

**TO WHOM IT MAY CONCERN**

**Subject – Legal title opinion in respect of land measuring 0.2669 Hect. of Khasra plot No.72 Khata No.0149 measuring 0.7040 Hect. at Mauza Chamrauli, Tehsil and District Agra**

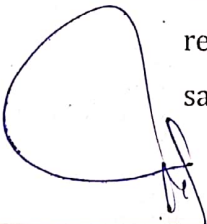
In respect of above cited subject matter I am requested by Shri Sumeet Gupta, partner of M/s Bibhab Buildwell, a partnership firm at 86, Trade Centre, Bye Pass road, Agra to give my title report qua the above Khasra plot No.72 measuring 0.2669 Hect. and for the said purpose I was provided following documents for my opinion. The documents are these

- (i) Registered sale deed dated 1.3.2013 executed by M/s Kaveri Housing Pvt. Ltd. Agra in respect of land measuring 0.2669 Hect. of Khasra No.72 in favour of M/s Bibhab Buildwell
- (ii) Certified copy of Khatauni of Khasra plot No.72 of 1420-1425 fasli.
- (iii) Sale deed dated 4.7.2011 in respect of land measuring 0.5081 Hect. of Khasra plot No.72 executed by M/s Shyam Kunj Sahkari Awas Samiti Ltd. in favour of M/s Kaveri Housing (P) Ltd. Agra.
- (iv) Sale deed dated 10.7.1991 executed by Smt.Har Devi of her 1/2 share in Khasra plot No.72 in favour of M/s Shyam Kunj Sahkari Awas Samiti Ltd. Agra
- (v) Sale deed dated 10.7.1991 executed by Shri Raju of his 1/2 share in Khasra No.72 in favour of M/s Meena Gramin Sahkari Awas Samiti Ltd. Agra.
- (vi) Sale deed dated 10.10.94 executed by M/s Meena Garmin Sahkari Awas Samiti Ltd. in favour of Shri Indrajit Kalra of his 1/4<sup>th</sup> share in Khasra No.72.
- (vii) Sale deed dated 10.10.1994 executed by M/s Meena Gramin Sahkari Awas Samiti Ltd. Agra in favour of Shri Vijay Kumar Kalra of 1/4<sup>th</sup> share in Khasra No.72.

- (viii) Sale deed dated 27.7.2004 by Shri Indrajit Kalra and Shri Vijay Kumar Kalra in favour of M/s Shyam Kunj Sahkari Awas Samiti Ltd. Agra of their collective 1/2 share in Khasra No.72.
- (ix) Order dated 12.5.2011 by Addl. Housing Commissioner Lucknow in favour of M/s Shyam Kunj Sahkari Awas Samiti Ltd.
- (x) Non-encumbrance certificate dated 16.7.2022 issued by office of Sub-Registrar, Agra

I have meticulously examined the above documents qua the subject property and on their perusal I have come to the following conclusions.

- (1) That Khasra plot No.72 measuring 0.7040 Hect. at Mauza Chamrauli was co-owned by Smt.Har Devi W/o late Shri Gaya Prasad and Shri Raju S/o Shri Ram Babu to the extent of 1/2 share each.
- (2) That Shri Raju above transferred his 1/2 share in said land to M/s Meena Gramin Sahkari Awas Samiti Ltd. Agra vide registered sale deed dated 10.7.1991 while Smt.Har Devi transferred and sold her 1/2 share therein vide registered sale deed dated 10.7.1991 to M/s Shyam Kunj Sahkari Awas Samiti Ltd. Agra.
- (3) That thereafter M/s Meena Gramin Sahkari Awas Samiti Ltd. Agra vide two distinct sale deed both dated 10.10.1994 transferred its said land to the extent of 1/2 share in favour of Shri Indrajit Kalra and Shri Vijay Kumar Kalra to the extent of 1/4<sup>th</sup> share each in Khasra No.72.
- (4) That the said purchasers Shri Indrajit Kalra and Shri Vijay Kumar Kalra jointly transferred and sold their share in favour of M/s Shyam Kunj Sahkari Awas Samiti Ltd. Agra vide deed of sale dated 27.7.2004.
- (5) That thus M/s Shyam Kunj Sahkari Awas Samiti Ltd. Agra became absolute owner of said Khasra plot No.72.
- (6) That M/s Shyam Kunj Sahkari Awas Samiti Ltd. Agra was left with only land measuring 0.5081 Hect. in Khasra plot No.72 above as remaining land was taken away by acquisition by A.D.A. and the said Cooperative housing society vide registered deed of sale



dated 4.7.2011 sold the said land measuring 0.5081 Hect. to M/s Kaveri Housing (P) Ltd. Agra and came to be recorded in revenue records.

- (7) That M/s Kaveri Housing Pvt.Ltd. Agra then vide registered sale deed dated 1.3.2013 transferred and sold land measuring 0.2669 Hect. in said Khasra plot No.72 to M/s Bibhab Buildwell Agra and pursuant to said transfer and sale the said purchaser came to be recorded in revenue records over said area of land as is evident from Khatauni of 1420-1425 fasli referred to above.

Thus from perusal of above material I am of the considered opinion that M/s Bibhab Buildwell is absolute owner-Bhumidhar of land measuring 0.2669 Hect. of Khasra plot No.72, Mauza Chamrauli, Tehsil and District Agra. Since above Housing Cooperative Society viz. Shyam Kunj Sahkari Awas Samiti Ltd., Agra was authorized by Addl. Housing Commissioner, Lucknow vide order dated 12.5.2011 to transfer its land to any non-member therefore there was no impediment in said transfer to M/s Kaveri Housing (P) Ltd.

From perusal of no encumbrance certificate issued by the office of Sub-Registrar, Agra on 16.7.2022 no encumbrance over said land of M/s Bibhab Buildwell was found

**Opinion**

In view of above, I am of the considered opinion that the subject captioned land of Khasra plot No.72, Mauza Chamrauli, Tehsil and District Agra is absolutely owned by M/s Bibhab Buildwell and it has unimpeachable and marketable title over it.

It is accordingly opined.

Dt. 25.7.2022

(B.D.Padalia)  
Advocate

**B.D. PADALIA**  
ADVOCATE  
CIVIL COURTS, AGRA  
REGT. NO. - UP 537/1980  
C.O.P. NO. - 058902  
MOB. NO. - 9897188894



भासुक्त प्रमाणपत्र भुगतान पावती

<https://igrsup.gov.in/igrsup/onlineNecFormPaymentData>

**भुगतान पावती**  
**उत्तर प्रदेश सरकार**  
**निबन्धन कार्यालय - भुगतान पावती**

|                 |               |
|-----------------|---------------|
| आवेदन संख्या :  | 2202200400543 |
| आवेदन तिथि :    | 16/07/2022    |
| आवेदक का नाम :  | मूलचन्द एड०   |
| मोबाइल संख्या : | 9719460021    |

कार्यालय उपनिबन्धक    सदर चतुर्थ    आगरा    जनपद    आगरा

आवेदन संख्या :2202200400543

प्रमाण संख्या :22022004000441

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

श्री-मूलचन्द एड० पुत्र- ं तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का    ग्राम/मोहल्ला - चमरौली, वार्ड/परगना- चमरौली राजस्व ग्राम, आवासीय- बिभब विल्डवैल द्वारा सुमित गुप्ता  
विवरण :    , ख०नं० ७२ भाग खाता सं० ०१४९ , क्ष० 02669 है०

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 15/07/2010 से दिनांक 14/07/2022 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :16-07-2022

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे 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: रमाकान्त शर्मा।

मिलान करने वाले निबन्धन लिपिक : रमाकान्त शर्मा।

उपनिबन्धक    सदर चतुर्थ  
आगरा

प्रिंट करें

