

# SANJAY KUMAR JADON

Advocate

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

Office/Residence  
Sadar Tehsil, Agra  
Mob : 8077987900

Ref/Dwarika Street, Agra/ Aug. 2022

Dated: 29-08-2022

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 commercial building known as "DWARIKA STREET" developed / to be developed over the land, Commercial Plot No. C-01, Block-C-1, admeasuring 1740.40 Sq. Mtrs. situated at Mauza-Shastripuram Yojna, Tehsil & Distt. Agra belonging to M/s Tanmay Projects Pvt. Ltd. through its present directors Sh. Mahesh Chand Agarwal & Sh. Alok Garg

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

M/s Tanmay Projects Pvt. Ltd. through its present director Sh. Mahesh Chand Agarwal & Sh. Alok Garg

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- Allotment letter No. 2182/D/AE(P)/08 dated 16-09-2008.
- 2- Possession certificate No. 524/D/Sampatti/2022 dated 10-03-2022.
- 3- Original & certified copy of Sale Deed dated 25-02-2022 registered on same day in Bahi No: I, Zild No: 15817, Pages 127/144 Sr. No. 1919 in the office of Sub Registrar, Agra executed by Agra Development Authority, Agra in favour of M/s Tanmay Projects Pvt. Ltd. through its then director Sh. R.P. Sharma S/o Late Sh. Jeevaram Sharma R/o A-1/4 New Raja Mandi, Agra, regarding Plot No. C-01, Block-C-1, admeasuring 1740.40 Sq. Mtrs. situated at Mauza-Shastripuram Yojna, Tehsil & Distt. Agra.
- 4- Copy of Building Map duly got sanctioned from ADA vide File No. ADA/BP/2021-22/1481 on 20-07-022
- 5- Copy of certificate of Incorporation, Corporate identity No. U45201UP2009PTC038350
- 6- Search certificate.

3. Details/ Description of the property/ies:

Commercial building known as "DWARIKA STREET" developed / to be developed over the land, Commercial Plot No. C-01, Block-C-1, admeasuring 1740.40 Sq. Mtrs. situated at Mauza-Shastripuram Yojna, Tehsil & Distt. Agra bounded as follows :

East : 30 Ft. Road	West : 100 Ft. Road.
North : 30 Ft. Road	South: 100 Ft. Road.

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

That from the inspection of record and perusal of document it is clear that Agra Development Authority a statutory body established under the provision of UP Urban planning & development act 1973 through its chief town planner developed known as Shashtripuram Yojna, Agra in this Scheme Commercial Plot No. C-01, Block-C-1, admeasuring 1740.40 Sq. Mtrs. situated at Shastripuram Yojna, Tehsil & Distt. Agra was allotted to M/s Tanmay Projects Pvt. Ltd. through its then director Sh. R.P. Sharma S/o Late Sh. Jeevaram Sharma R/o A-1/4 New Raja Mandi, Agra, vide allotment letter No. 2182/D/AE(P)/08 dated 16-09-2008 and possession has also been delivered on 10-03-2022.

  
SANJAY KUMAR JADON  
ADVOCATE

That after payment entire dues Agra Development Authority Agra executed a Registered Sale deed on 25-02-2022 in favour of M/s Tanmay Projects Pvt. Ltd. through its then director Sh. R.P. Sharma S/o Late Sh. Jeevaram Sharma R/o A-1/4 New Raja Mandi, Agra, said deed registered on 25-02-2022 registered on same day in Bahi No: 1, Zild No: 15817, Pages 127/144 Sr. No. 1919 in the office of Sub Registrar, Agra regarding Plot No. C-01, Block-C-1, admeasuring 1740.40 Sq. Mtrs. situated at Shastripuram Yojna, Tehsil & Distt. Agra

That after aforesaid owner land M/s Tanmay Projects Pvt. Ltd. got sanctioned commercial building plan from ADA on 20-07-022 vide file No. ADA/BP/2021-22/1481 over the entire land so purchased under the name & Style of **DWARIKA STREET** at Shastripuram, Tehsil & Distt. Agra.

Now M/s Tanmay Projects Pvt. Ltd. through its present directors Sh. Mahesh Chand Agarwal & Sh. Alok Garg is the absolute owner of the above said property and competent to developed the aforesaid commercial building etc. and also transfer and sale them in favour of prospective allottee.

**NON-ENCUMBRANCE CERTIFICATE FOR THE LAST 13 YEARS:**

I have inspected the records of Sub registrar of Sub- Registrar-Agra vide search receipt dated 11-08-2022 for the period 10-08-2009 to 09-08-2022 issued from the office of sub registrar Agra. 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 said property is free from all sorts of encumbrances, and as such there is no recorded encumbrance with respect to the subject property for the period of 10-08-2009 to 09-08-2022

THIS IS TO CERTIFY M/s Tanmay Projects Pvt. Ltd. through its present directors Sh. Mahesh Chand Agarwal & Sh. Alok Garg is absolute owner of property relating to commercial building known as "DWARIKA STREET" developed / to be developed over the land, Commercial Plot No. C-01, Block-C-1, admeasuring 1740.40 Sq. Mtrs. situated at Mauza-Shastripuram Yojna, Tehsil & Distt. Agra. The said property is free from all sorts of encumbrances, lien, charges, mortgages, etc. M/s Tanmay Projects Pvt. Ltd. is having valid, *absolute, clear and marketable title* to the property.

  
K. Kumar Jacob  
Advocate

Dated: 27-08-2022  
Place : Agra.

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

## SEARCH CERTIFICATE

Application No. 6718 of 2022 Certificate No. 3718 of 2022

Applicant ..... *John Carter, 103* 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: *Mr. & Mrs. John E. Cooley, 100 S. 10th Street, Phoenix, Arizona*

(2) Property Details: ~~On Lease in C-1 unit C-1 off. 1740.40 on rent~~

(3) Boundaries: East ~~30 miles~~  
 West ~~16 miles~~  
 North ~~30 miles~~  
 South ~~16 miles~~

**(4) Situated At:**

I hereby certify that a search has been made in the book I into the indexes regulating there to from  
.....10/08/2009.....to .....31/12/2010.....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 Claiment	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 encumbrances  
other acts and encumbrances effecting the said property have been found.

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

*B. S. B.*  
Signature of  
Registering  
Officer, Agra,  
Distt. Agra

**NOTE:-**

**NOTE:-**

1. The act and encumbrances shown in the certify of those discovered with reference of the description of Properties furnished by the applicant if 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

2202200202887

11/08/2022

नवीन कुलश्रेष्ठ एड०

9411923298

आवेदन संख्या:

आवेदन तिथि:

आवेदक का नाम:

मोबाइल संख्या:

भुगतान का विवरण

भुगतान विधि:

ई भुगतान

पंजीकरण राशि:

100

कार्यालय उपनिबंधक

सदर द्वितीय

आगरा

जनपद

आगरा

संख्या : 2202200202887

प्रमाण संख्या : 2202200200251

भार मुक्त प्रमाण-पत्र  
(रजिस्टरेशन नं. 328)

श्री. नवीन कुलश्रेष्ठ एड० पुत्र. जी जी कुलश्रेष्ठ तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्र द्वारा प्रस्तुत भार मुक्त प्रमाण पत्र हेतु प्राथमिक पत्र प्रस्तुत किया है।

सम्पत्ति ग्राम/मोहल्ला - शास्तीपुरम, वार्ड/परगना - दहतोरा, व्यवसायिक- मैसर्स तन्मय प्रोजेक्ट्स प्रा.लि, भूखंड स. सी-1 फेस का सी-1 तादाद 1740.40वर्गमी वाके शास्तीपुरम आगरा दिशाएं पूर्व-रास्ता 100फीट उ-रास्ता 30फीट द-विवरण : रास्ता 100 फीट, भूखंड सी 1

मै एततद्वारा प्रमाणित करता हूँ कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2011 से दिनांक 09/08/2022 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 16-08-2022

नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर हूँढ़े 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. वालित 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 स्वतंत्र का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: सोवरन सिंह।

मिलान करने वाले निबन्धन लिपिक: सोवरन सिंह।

उपनिबन्धक  सदर द्वितीय  
आगरा