

Report on Title

Ref: - Khata Number 64 & 63 (old), 98 & 99 (New), 00111 & 0012

Arazi Nos. 110 Minjumala	All situated at Gram Taudhakpur, Pargana & Tehsil Kanpur Nagar
Arazi Nos. 113 Minjumala	
Arazi Nos. 119 Minjumala	Belong to
Arazi Nos. 120 Minjumala	
Arazi Nos. 121 Minjumala	(A) Rakesh Kumar Garg, Adult S/o Late Roop Kishor Garg, R/o 35, Karriappa Road, Cantt. Kanpur & Rajiv Kishor Bhartiya, S/o Shri B. K. Bhartiya, R/o 56, Cantt. Kanpur, Sale Deed dt. 02- 09-2013
Arazi Nos. 122 Minjumala	
Arazi Nos. 123 Minjumala	
Arazi Nos. 124 Minjumala	
Arazi Nos. 125 Minjumala	
Arazi Nos. 126 Minjumala	(B) Rakesh Kumar Garg, Adult S/o Late Roop Kishor Garg, R/o 35, Karriappa Road, Cantt. Kanpur & Rajiv Kishor Bhartiya, S/o Shri B. K. Bhartiya, R/o 56, Cantt. Kanpur, Sale Deed dt. 12- 11-2012
Arazi Nos. 127 Minjumala	
Arazi Nos. 166 Minjumala	
Arazi Nos. 109 Minjumala	
Arazi Nos. 103 Minjumala	
Arazi Nos. 114 Minjumala	(C) Navsheel Standard Construction Pvt. Ltd., Regd. Office 56, Cantt, Kanpur, through Director Ankur Garg, S/o Atul Kumar Garg, R/o 35, Cantt. Kanpur, Sale Deed dt. 26- 05-2011
Arazi Nos. 116 Minjumala	
Arazi Nos. 114	
Arazi Nos. 115	
Arazi Nos. 128	
Arazi Nos. 129	
Arazi Nos. 112	(D) Navsheel Standard Construction, Through Partner Pawan Kumar Garg, Regd. Office 35, Cantt. Kanpur, Sale Deed dt. 29-08-2016
	(E) Navsheel Standard Construction, Through Partner Rakesh Kumar Garg, Regd.

Vivek Nigam
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	Office 35, Cantt. Kanpur, Sale Deed dt. 16-07-2014 (F) Rakesh Kumar Garg, Adult S/o Late Roop Kishor Garg, R/o 35, Cantt. Kanpur and Rajeev Bhartiya, Adult S/o Shri B. K. Bhartiya, R/o 56, Cantt. Kanpur, Sale Deed dated 01-03-2013 (G) Navsheel Standard Construction Pvt. Ltd. Regd. Office, 56, Cantt. Kanpur through Director Ankur Garg, S/o Shri Atul Garg, Sale deed dt. 06-06-2008
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1. Particulars			
(A) Names of Title Holders	1. Rakesh Kumar Garg, adult S/o Late Roop Kishor Garg, R/o H. No. 35, Karriappa Road, Cantt. Kanpur. & Rajiv Kishor Bhartiya, adult S/o Shri B. K. Bhartiya, R/o H. No. 56, Cantt. Kanpur Title Holders vide deed of sale dated 12-11-2012, 01-03-2013 & 02-09-2013 2. Navsheel Standard Construction Pvt. Ltd. Regd. Office 56, Cantonments, Kanpur, vide deed of sale dated 06-06-2008 & 26-05-2011 3. Navsheel Standard Construction, a Partnership Firm, Regd. Office 35, Cantt. Kanpur, vide deed of sale dated 16-07-2014 & 29-08-2016		
(B) Details of Properties	Khata Nos. 64 & 63 (Old), 98 & 99 (New), 00111, 0012 <table> <tr> <td>Arazi Nos.</td><td>110 Minjumala, 113 Minjumala, 119 Minjumala</td></tr> </table>	Arazi Nos.	110 Minjumala, 113 Minjumala, 119 Minjumala
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		120 Minjumala, 121 Minjumala, 122 Minjumala 123 Minjumala, 124 Minjumala, 125 Minjumala 126 Minjumala, 127 Minjumala
	Arazi Nos.	166 Minjumala, 109 Minjumala, 103 Minjumala 114 Minjumala, 116 Minjumala, 114, 115, 128, 129 & 112 All situated at Gram Taudhakpur, Tehsil & Pargana - Kanpur Nagar.
Total Area of afore described Arazis situated at Gram Taudhakpur, Tehsil & Pargana, Kanpur.	Khata Nos. 64 & 63 (Old), 98 & 99 (New), 00111 & 0012	
	<u>Arazi Nos.</u>	<u>Total Area</u>
	110 Minjumala	0.2830 Hectare
	113 Minjumala	0.1640 Hectare
	119 Minjumala	0.0640 Hectare
	120 Minjumala	0.0730 Hectare
	121 Minjumala	0.0730 Hectare
	122 Minjumala	0.0910 Hectare
	123 Minjumala	0.0460 Hectare
	124 Minjumala	0.1010 Hectare
	125 Minjumala	0.0460 Hectare
	126 Minjumala	0.2640 Hectare
	127 Minjumala	0.1010 Hectare
	166 Minjumala	0.2640 Hectare
	109 Minjumala	1.5210 Hectare
	103 Minjumala	0.1640 Hectare

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	114 Minjumala	0.2970 Hectare
	116	0.0820 Hectare
	112	0.2120 Hectare
	114	0.1690 Hectare
	128	1.253 Hectare
	129	1.219 Hectare
	115	0.0410 Hectare
2. <u>Investigation & Search</u> Details of Title Deeds	(a) Rakesh Kumar Garg, Adult S/o Late Roop Kishor Garg, R/o H. No. 35, Karriappa Road, Cantt. Kanpur & Rajeev Kishor Bhartiya, Adult S/o B. K. Bhartiya, R/o H. No. 54, Cantt. Kanpur, vide three deed of sale dated 12-11-2012, 01-03-2013 & 02-09-2013 purchased agriculture land, being parts of following Arazi Nos.	
	1. Deed of Sale dated 12-11-2012	
	2. Arazi Nos. as detailed in the aforesaid Sale Deed are	114, 116, 110, 113, 119, 120, 121, 122, 123, 124, 125, 126, 127, 166, 109, 103 total area sold 2.221 Hectare
	3. Deed of Sale dated 02-09-2013	
	4. Arazi Nos. as detailed in the aforesaid sale deed are	110 Min, 113 Min, 119 Min, 120 Min, 121 Min, 122 Min, 123 Min, 124 Min, 125 Min, 126 Min,

R. K. Garg
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		127 Min, 166 Min, 109 Min, 103 Min Total Area sold 0.0904 Hectare & 114 Min, 116 sold Total Area through this deed is 0.1891 Hectare	
	5. Deed of Sale dated 01-03-2013		
	6. Arazi Nos. as detailed in the aforesaid sale deed are	<u>Khata No.</u>	<u>Arazi Nos.</u>
		0012	112
		0012	114
		0012	115
		00098	114 Min
		00098	116
		00099	110 Min
		00099	113 Min
		00099	119 Min
		00099	120 Min
		00099	121 Min
		00099	122 Min
		00099	123 Min
		00099	124 Min
		00099	125 Min
		00099	126 Min
		00099	127 Min
		00099	166 Min
		00099	109 Min
		00099	103 Min

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		00111	115 Min
		Total 15 Arazi Nos. Total area sold through this deed of sale is 0.5685 Hectare	
	(b) Navsheel Standard Construction (P) Ltd. Regd. Office 56, Cantonment, Kanpur, through Director		
	1. Sale deed dt. 26-05-2011, Registered at Book No. 1, Vol. No. 11168, Pages 71 to 100, Sl. No. 5602 dt. 26-05-2011 2. Details of Arazi	Arazi No. 128, jujbhag Gram, Taudhak Pur, Tehsil & Pargana - Kanpur Nagar, area sold 167.22 Sqr. Mtr.	
	3. Sale deed dt. 06-06-2008, Registered at Book No. 1, Vol. No. 8590, Sl. No. 99 to 164, Sl. No. 6796 dt. 06-06-2008 4. Details of Arazi	Arazi Nos. 128 & 129 area transferred through sale deed dt.	

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		06-06-2008 is 2.152 Hectare	
	(c) Navsheel Standard Construction, through its Partner.		
	1. Sale deed dt. 16-07-2014 2. Details of Arazi	<u>Khata Nos.</u> 64 (Old) 99 (New) 	

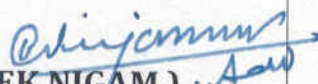
Abhij Kumar
Sd/-

	3. Sale Deed dt. 29-08-2016 duly registered at Book No. 1, Vol. No. 18281, Pages No. 1 to 32, Sl. No. 13793 4. Details of Arazi	<u>Khata Nos.</u> 00115 &00114 Fasli 1422-1427	<u>Arazi No.</u> 110 Min 113 Min 119 Min 120 Min 121 Min 122 Min 123 Min 124 Min 125 Min 126 Min 127 Min 166 Min 109 Min 103 Min 114 Min 116 Min
		Total area of Arazis transferred through this deed of sale is 0.4193 Hectare	
(a) Whether title deeds given to the counsel are	True Photostat copies for inspection of records but counsel has seen the original title documents.		

Abhinav Kumar
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original or copy documents	
(b) Whether documents given for inspection raise any doubt or suspicious.	No
(c) Whether the particulars of registration as given in the title deed (s) shown to the counsel tally with the particulars as stated in registration record.	Yes they do match.
(d) Whether any defect in title of the person in whose name the properties found registered.	No defect in title of the person in whose name properties have found registered.
(e) Whether there is any restrictions regarding the property.	No restriction is found on perusal of title deeds.
(f) Whether property in question is free from encumbrance	Inspection conducted at the office of Sub Registrar, Kanpur from 01-01-2010 to 30-06-2021 where no encumbrance is found. In this respect N.EC has also been procured from the office of Sub Registrar, Zone-3, Kanpur Nagar, which are attached herewith.

Aditya Kumar
20/11/2021

	 (VIVEK NIGAM) ADVOCATE Chamber No. 33, Pt. Babu Lal Misra Adhivakta Bhawan Civil Court, Kanpur - 208001 (Uttar Pradesh) Mobile - 9415131755
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