



Ref.

Date 27/5/2020

TO WHOMSOEVER IT MAY CONCERN

LEGAL OPINION

I have been requested by Mr. Sharvajeet, Jagadish & Awadh Buildcon Proprietor Mr. Sushil Kumar Rai the owners and developer to investigate the marketable title of Plot No. 5, Area 2140 Sq. Mtr. Harahua, Pargana Athagawa Tashil Pindra And Dist. Varanasi.

The said plots are located conjointly with following Boundary

EAST : Property of Kamala Kumari Rai
WEST : Property of Ramswarup
NORTH : Main Road
SOUTH : Property of Sushil Kumar Rai

The said owners/bhumidhars with transferable rights have applied for and obtained the Sub-Division Layout/Building Plan vide file No. 74 vide VDA order dated 11/12/2019 over Plot No. 5 Area 2140 Sq. Mtr.

Village Harahua, Pargana Athagawa, Tashil Pindra & Dist. Varanasi.

Revenue Entries

I have got Basta checked at Tahsil and revenue record room and consolidation records as well and found the revenue entries completely in order.

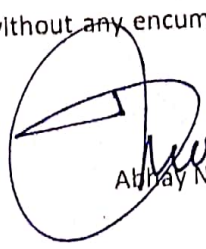
Sub-Registrar Office

I have got inspection made in Sub-Registrar office and found that the land aforesaid has not been mortgaged and no encumbrances or lien was found in correction of the said land. Therefore, the property aforesaid is absolutely clean and there is no encumbrances and lien thereof.

It is relevant to note that the village Harahua Pargana Athgawa is beyond Nagar Nigam territory, therefore, Nagar Nigam record are not relevant for the purpose.

The village map of the relevant portion has scanned & transcribed below to give a visual confirmation to location and identity of the property.

To the said property is clean owners have perfect marketable title without any encumbrances and lien thereon.


Abhay Nath Yadav
Advocate
27/5/20