

ARVIND KUMAR SINGH

Advocate

Office:

Chamber No. 10 Banara Bar
Association Civil Court, Varanasi

Dated : 1st October, 2021

SPECIAL REPORT ON TITLE

Reg:-Property of Khasara No. 47/14, 47/15, 47/16 House No. N.9/115-A, N12/385-J-K-1 situated at Village-Bajardiha, Ward- Nagwan, Pargana-Dehat Amanat, Tehsil-Sadar, Distt. Varanasi presently known as "Vatika Developers" belonging to Rajendra Prasad Patel, Arvind Kumar Patel S/o Late Ramjeet Patel R/o Ho.No.N12/381 Village-Bajardiha, Ward- Nagwan, Pargana-Dehat Amanat, Tehsil-Sadar, Distt. Varanasi, Vatika developers & Infrastructures Pvt. Ltd. Director Parikshit Singh S/o Late Abhimanu Singh Ro Village & Post Gahmar Dist. Ghazipur

A. PARTICULARS:

1.	Name of the Title Hoder	Rajendra Prasad Patel, Arvind Kumar Patel S/o Late Ramjeet Patel R/o Ho.No. N.12/381 Village-Bajardiha, Ward- Nagwan, Pargana-Dehat Amanat, Tehsil-Sadar, Distt. Varanasi & Parikshit Singh S/o Late Abhimanu Singh Ro Village & Post Gahmar Dist. Ghazipur
2.	Details of Property	Khasara No. 47/14, 47/15, 47/16 House No. N.9/115-A, N12/385-J-K-1 situated at Village-Bajardiha, Ward- Nagwan, Pargana-Dehat Amanat, Tehsil-Sadar, Distt. Varanasi

B. INVESTIGATIONS:

1	Details of Title Deed(s)	I. Ramjeet S/o Late Vishwanath, Kishun alias Muse s/o Kangal Registered owner Arazhi No. 47/16 area 0.2160 hectare & 47/15 area
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	0.2140 hectare in share total area 11532 Sq.Ft. hectare land situated Village-Bajardiha, Ward-Nagwan, Pargana-Dehat Amanat, Tehsil-Sadar, Distt. Varanasi, it's previous owner written a developer agreement deed in favour of Vatika developers & Infrastructures Pvt. Ltd. Director Parikshit Singh s/o Abhimanu Singh & Anand Kumar s/o Vanshropan Singh after the death of Ramjeet s/o Late Vishwanath in favour Rajendra Prasad Patel, Arvind Kumar Patel as legal Heir. II. Ho.No. N.9/115-A situated at Arzai No. 47/14 area 5280 Sq. Ft. Land situated Village-Bajardiha, Ward- Nagwan, Pargana-Dehat Amanat, Tehsil-Sadar, Distt. Varanasi from it's previous owner Hori Lal S/o Late Jawahir R/o N.9/115-A Mohalla-Patiya situated Ward- Nagwan, Pargana-Dehat Amanat, Tehsil-Sadar, Distt. Varanasi recorded owner as sale this property dated 26.04.2011 in favour of Parikshit Singh S/o Late Abhimanu Singh & Anand Kumar S/o Late Banshropan Singh vide Registered sale deed dated 26.04.2021 Bahi No. 01 Zild No. 4684, Pages 181/240 SLNo. 2027 in the office Sub Registrar IV, Varanasi & true copy of sale deed dated 26.04.2011 is enclosed herewith. III. Parikshit Singh S/o Late Abhimanu Singh also purchase Ho.No. N.9/115-A situated Arazi No. 47/14 3492 Sq.Ft. land out of total area 5820 Sq.Ft. situated at Village-Bajardiha, Ward-
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	Nagwan, Pargana-Dehat Amanat, Tehsil-Sadar, Distt. Varanasi from it's previous owner Anand Kumar S/o Late Vanshropan Singh vide registered sale deed dated 05.09.2020 registered in bahi no.1 Zild no. 9695 of pages 217/264 at SI.No. 2942 true copy of sale deed dated 05.09.2020 is enclosed herewith. IV. Parikshit Singh and Anand Kumar purchased Ho.No. N.12/385-J-1-K situated arazi no. 47/16 area 1810 Sq.Ft. situated at Village- Bajardiha, Ward-Nagwan, Pargana-Dehat Amanat, Tehsil-Sadar, Distt. Varanasi from it's previous owner Baby Singh W/o Kashinath Singh & Shakuntla Singh w/o Ashok Kumar, Jitendra Kumar s/o Kashinath vide registered sale deed dated 03-05-2011 in bahi no. 1 zild no. 4698 pages 1/40 at SI.No. 2161 in the office of Sub Registrar IV, Varanasi a true copy of sale deed dated 03.05.20211 is enclosed herewith. V. Parikshit Singh also purchased H.No. N.12/385-J-I-K situated arazi no. 47/16 area 1810 Sq.Ft. out of total area 1083 Sq.Ft. situated at Village-Bajardiha, Ward-Nagwan, Pargana-Dehat Amanat, Tehsil-Sadar, Distt. Varanasi from it's previous owner Anand Kumar S/o late vanshropan Singh vide registered sale deed dated 05.09.2020 in bahi no. 1 zild no. 9695 pages 177/216 at Si.No. 2941 in the office Sub Registrar IV, Varanasi a true copy of sale deed dated 05.09.2020 is enclosed
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		herewith. And thus Parikshit Singh became owner of <u>Khasra no. 47/15 & 47/16 total area 23283.200 Sq.Ft.</u> all plots situated Village & Mauza- Bajardiha, Ward- Nagwan, Pargana-Dehat Amanat, Tehsil-Sadar, Distt. Varanasi & he entered into registered builder's agreement dated 03-06-2011 with Vatika developers Infrastructures Pvt. Ltd. through it's Director Parikshit Singh s/o Late Abhimanu Singh regarding the aforesaid plots/properties. A true copy of registered builder's agreement dated 03.06.2011 is enclosed herewith.
2.	Whether title deed(s) given to the counsel order original or copy of the documents?	As above
3.	Whether documents given raise any doubt or suspicion?	No
4.	Whether the particulars of registration as given in the title deed(s) shown to the counsel tally with the particulars as stated in the registration record?	Yes
5.	Whether there is any restrictions regarding the property?	No
6.	Whether any defect in the title of the person?	No
7.	Whether property in questions is free from encumbrance?	Inspection conducted by me in <u>5/2/2021</u> up till date (for which the record is ready available for inspection) in the office of sub registrar IV, Varanasi do not disclose any encumbrance

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