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Advocate

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Date :- 1.4.2013.

To,
The Chief Manager,
Bank of India, Agra SME *Sun*
~~Kamla Nagar Branch,~~
Agra.

Dear Sir,

**Re: Title opinion on the Property being Land Situated at Mauja Sunari
Tehsil & Distt. Agra Khasra Nos. 206, 208 M,**

That I, on the basis of the Original Title Deeds forwarded to me pertaining to the said immovable property and the other information submitted by you, have conducted a detailed search and investigation and submit my report as under :-

1. **Name(s) and Address(es) of the Mortgagor(s)/Title holder(s).**

M/s. Prem Infra City (P) Ltd; Agra Regd. Office: S-4, IInd Floor, Aparna Mall,
Hospital Road, Agra Through its Directors or its authorized person.

----- Applicant- Title Holder. .

2. **Original Title Deeds are seen by me :-**

Main Deeds:-

- (i) Original Sale deed Dt. 8.7.2011 Regd. on 16.8.2011 at Book No. I Zild No. 8003 Page No. 275 to 312 Sl. No. 9153 Executed by Sh. Ramji Sehkar Avas Samiti Ltd; Fvg. Applicant. Co. (Regarding Khasra No. 208 Min. Area 0.2786 Hactres).
- (ii) Original Sale deed Dt. 18.7.2011 Regd. at Sl. No. 8862 Executed by Anna Infrastructures Ltd; Fvg. Applicant Co. Regarding Khasra No. 208 Area 132 Sq. Mts.
- (iii) Original Sale deed Dt. 11.7.2011 Regd. on 12.9.2011 at Book No. I Zild No. 8074 Page 175 to 192 Sl. No. 10262 Executed by Anna Infrastructures Ltd; Fvg. Applicant Co. Regarding Eastern part of Khasra No. 206 Area 0.1261 Hactres.

- (iv) Original Sale deed Dt. 7.10.2011 Regd. on the same day at Book No. I Zild No. 8128 Page 1 to 26 Sl. No. 11152 Executed by Smt. Alka Agarwal Fvg. Applicant Co. (regarding 584.92 Sq. Mts) Khasra No. 206.
- (v) Original Sale deed Dt. 2.5.2011 Regd. on 3.6.2011 at Book No. I Zild No. 7809 Page 281 to 380 Sl. No. 6046 Executed by Anna Infrastructures Ltd; Fvg. Applicant Co. Regarding Eastern Part of Khasra No. 206 Area 2.0359 Hactres.

Link deeds :-

- (vi) Copy of POA deed Dt. 1.12.1999 Regd. on 15.12.1999 Executed by Sh. Tarun Bansal Fvg. Sh. Sanjay Kumar Bansal. (only for presentation of Sale deed)
- (vii) Copy of Original POA deed Dt. 31.10.2009 Regd. on 4.11.2009 at Book No. IV Zild No. 440 Page No. 29 to 44 Sl. No. 1159 Add. At Book No. VI Zild No. 5 Page 3 to 4 Sl. No. 1159 Executed by Anna Infrastructures Ltd ; Fvg. Sh. Vishnu Goyal.(only for presentation of Sale deed).
- (viii) Original Release deed Dt. 3.10.2011 Regd. on the same day at Book No. I Khand No. 272 Page 245 to 276 Sl. No. 396 Executed among Sh. Bal Kishan, Himmat Singh, Anna Finance Ltd; & Prem Infracity (P) Ltd; .
- (ix) Original Sale deed Dt. 1.1.2003 Regd. on 2.1.2003 the same day at Book No. I Zild No. 3645 Page No. 179 to 212 Sl. No. 17 Executed by Sh. Bal Kishan Fvg. M/s. Anna Finance Ltd .
- (x) Copy of Original Sale deed Dt. 26.5.2005 Regd. on the same day at Book No. I Zild No. 4444 Page No. 297 to 336 Sl. No. 3190 Executed by M/s. Anna Finance Ltd Fvg. Sh. Bal Kishan .
- (xi) Original Sale deed Dt. 15.12.2005 Regd. on the same day at Book No. I Khand No. 4629 Page 115 to 136 Sl. No. 7549 Executed by M/s. Anna Finance Ltd; Fvg. Mrs. Alka Agarwal.
- (xii) Copy of Original Sale deed Dt. 21.1.2003 Regd. on the same day at Book No. I Khand No. 3661 Page 15 to 46 Sl. No. 375 Executed by Sh. Vijay Singh Fvg. Ramji Sehkari Avas Samiti Ltd; Agra.
- (xiii) Copy of Exchange deed Dt. 1.7.2011 Regd. on 2.7.2011 at Book No. I Khand No. 7894 Page No. 247 to 266 Sl. No. 7422 Executed between Ramji Sehkari Avas Samiti Ltd; & Anna Infrastructures Ltd; Agra.
- (xiv) Copies of Khatauni.
- (xv) Copy of order U/s. 143 of UPZALR Act Passed on 23.3.2013 in case No. 199/12-13 regarding Khasra No. 206 Area 2.0944 Hactres.
- (xvi) Copy of order U/s. 143 of UPZALR Act Passed on 23.3.2013 in case No. 200/12-13 regarding Khasra No. 206 Area 0.1281 Hactres.
- (xvii) Copy of Sazra Plan.
- (xviii) Copy of Statement of account of applicant .
3. **Description of immovable property :-**

Survey No./Nagar Nigam No.	Extent Area	Location	Boundaries
A Property being Land Situated at Mauja Sunari	25142 Sq. Mts.. approxi.	A Property being Land Situated at Mauja	East :-others Property.

Sgt.

Tehsil & Distt. Agra Khasra Nos. 206, 208 M Minjumla.		Sunari Tehsil & Distt. Agra Khasra Nos. 206, 208 M Minjumla.	West : 175' wide Road. North : Others Property. South :- Other Property of Co. Khasra No.37 to 40.
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4. Search in Sub-Registrar's Office

(i). Location of the Property:-

A Property being Land Situated at Mauja Sunari Tehsil & Distt. Agra Khasra Nos. 206, 208 M Minjumla. The sale deeds of the property in question have been executed & registered in the office of S.R., Agra.

(ii). Search and Investigation:-

In index No. 2 in S.R. office, Agra for the last 30 Yrs. available records.

No encumbrance has been found as is also evident from the search Certificates issued by the S.R., Agra.

(iii). Chain of Title:-

That Sh. Vijay Singh S/o Sh. Jeewaram was the recorded Bhumidhar of the land of Khasra No. 192 of mauja Sunari Tehsil & Distt. Agra w.e.f. 1384 Fasli i.e. from the year 1978 onwards. Thereafter the consolidation proceedings held in the said Mauja and now Khasra no. 208 has been allotted to him. Thereafter he sold his land area admeasuring 1.9584 Hactres to Ramji Sehkar Avas Samiti Ltd; Agra vide Sale deed Dt. 21.1.2003 duly regd. in the S.R. Office, Agra. Thereafter the name of the said Samiti has been mutated in the Revenue records as owner and the SDM, Agra declared the said land as non-agricultural U/s. 143 of UPZALR Act as is evident from the Copy of Khatauni enclosed herewith. Thereafter on 8.7.2011 the said Samiti sold its land area 0.2786 Hactres of the said Khasra to M/s. Prem Infracky (P) Ltd; Agra (applicant) vide Sale deed Dt. 8.7.2011 duly regd. in the S.R. Office, Agra. (Document Nos. 1 & 12).

That Sh. Bal Kishan S/o Sh. Hoti Lal was the recorded Bhumidhar of the land of Khasra No. 45/1 of mauja Sunari Tehsil & Distt. Agra w.e.f. 1360 Fasli i.e. from the year 1954 onwards. Thereafter the consolidation proceedings held in the said Mauja and now Khasra no. 206 has been allotted to him He sold his land area admeasuring 2.6660 Hactres to M/s. Anna Finance Ltd; now known as M/s. Anna Infrastructures Ltd; vide Sale deed Dt. 1.1.2003 duly regd. on 2.1.2003 in the

Signature

S.R.Office, Agra. Thereafter the name of the said Co. has been mutated in the Revenue records as Bhumidhar. Thereafter on 1.7.2011, an Exchange deed has been executed between M/s. Anna Infrastructures Ltd; & Ramji Sehkar Avas Samiti Ltd; Agra, duly regd. in the S.R.Office, Agra and as per Exchange deed a part of land of Khasra No. 208 being area admeasuring 168.05 Sq. Mts. devolved to the share of M/s. Anna Infrastructures Ltd;. Thereafter on 18.7.2011 the said M/s. Anna Infrastructures Ltd; sold 132 Sq. Mts land (out of the said land area) to the applicant M/s. Prem Infracity (P) Ltd; Agra vide Sale deed Dt. 18.7.2011 duly regd. in the S.R.Office, Agra. (Document Nos. 2, 13 & 9)..

That Sh. Bal Kishan S/o Sh. Hoti Lal was the recorded Bhumidhar of the land of Khasra No. 45/1 of mauja Sunari Tehsil & Distt. Agra w.e.f.1360 Fasli i.e. from the year 1954 onwards. Thereafter the consolidation proceedings held in the said Mauja and now Khasra no. 206 has been allotted to him He sold his land area admeasuring 2.6660 Hactres to M/s. Anna Finance Ltd; now known as M/s. Anna Infrastructures Ltd; vide Sale deed Dt. 1.1.2003 duly regd. on 2.1.2003 in the S.R.Office, Agra. Thereafter the said Co. sold its land area admeasuring 0.1281 Hactres of the said Khasra to the applicant M/s. Prem Infracity (P) Ltd; Agra vide Sale deed Dt. 11.7.2011 duly regd. on 12.9.2011 in the S.R.Office, Agra. (Document Nos. 3 & 9).. Thereafter the name of the said Co. has been mutated in the Revenue records as Bhumidhar..

That M/s. Anna Finance Ltd; now known as M/s. Anna Infrastructures Ltd; carved out the land of Khasra No. 206 which has been purchased from the said Sh. Bal Kishan as mentioned above, into several small Plots and one such Plot being Plot No. 2 area admeasuring 584.92 Sq. Mts sold to Mrs. Alka Agarwal vided Sale deed Dt. 15.12.2005 duly regd. in the S.R. Office, Agra. Thereafter on 7.10.2011, she sold her plot in question to the applicant M/s. Prem Infracity (P) Ltd; Agra vide Sale deed Dt. 7.10.2011 duly regd. on the same day in the S.R.Office, Agra (Document Nos. 4 & 11)..

That Sh. Bal Kishan S/o Sh. Hoti Lal was the recorded Bhumidhar of the land of Khasra No. 45/1 of mauja Sunari Tehsil & Distt. Agra w.e.f. 1360 Fasli i.e. from the year 1954 onwards. Thereafter the consolidation proceedings held in the said Mauja and now Khasra no. 206 has been allotted to him He sold his land area admeasuring 2.6660 Hactres to M/s. Anna Finance Ltd; now known as M/s. Anna Infrastructures Ltd; vide Sale deed Dt. 1.1.2003 duly regd. on 2.1.2003 in the S.R.Office, Agra. Thereafter the said Co. sold its land area admeasuring 2.0359 Hactres of the said Khasra to the applicant M/s. Prem Infracity (P) Ltd; Agra vide Sale deed Dt. 2.5..2011 duly regd. on 3.6.2011 in the S.R.Office, Agra. (Document Nos. 5 & 9). Thereafter the name of the said Co. has been mutated in the Revenue records as Bhumidhar..

That on 3.10.2011, the said Sh. Bal Kishan s/o Late Sh. Hoti, Sh. Himmat Singh, Duryodhan Singh, Rohan Singh, Suresh Kumar Singh & Sh. Umesh Kumar all sorn of Sh. Bal Kishan for the satisfaction of the applicant Co. executed a Release deed in favour of applicant Co., confirmed the title of the applicant Co. and verified the transactions and the contents of the Sale deed abovesaid. (Document No.8).

Syni

Thus now the applicant Co. M/s. Prem Infra City (P) Ltd; Agra is the absolute owner of the total land area admeasuring 25142.92 Sq. Mts. approxi. and have full right, title or interest in the property in question. Thereafter the said Co. has got sanctioned the multi-storied building plan from the ADA, Agra. The construction of the building are in progress.

5. **Whether Urban Land (Ceiling and Regulation) Act 1976 is applicable in the State where the Property is located ?**
N.A.
6. **Whether the Property is acquired under Land Acquisition Act 1894 and applicability of other State Legislations ?**
No.
7. **Leasehold immovable Property (Where land/Building is leasehold, Please verify the terms of lease, whether any permission/NOC from the lessor /Competent Authority is required for creation of mortgage of such leasehold property and advice the precautions to be taken while obtaining such property in mortgage).**
N.A.
1. **Investigation under Income Tax Act 1961.**
(Any permission of the concerned Assessing Officer under any of the provisions of I.T. Act is required for creating mortgage or any Certificate to be submitted to the Bank to show that no dues are outstanding to Income Tax Deptt.).
N.A.
2. **Investigation in regard to Agricultural Land;**
Yes. Copies of Khatauni obtained.
3. **The details of the Certified Copies of the Revenue records obtained to confirm that no dues are outstanding by the mortgagor.**
N.A.
4. **Any other special enactment which is applicable to the property proposed to be mortgaged and effects the title.**
N.A.
5. **If it is a property owned by the Company the additional safeguards like search before the Registrar of Companies to be obtained be stated.**
ROC search is necessary which to be obtained.



Certificate:-

I hereby certify that I have personally searched and verified the information furnished in this report. The statements and other information given in the report are correct and true. I certify that M/s. M/s. Prem Infra City (P) Ltd; Agra. has a valid, clear, absolute and marketable title over the property shown above and has full right to mortgage its property in question with the Bank and if M/s. Prem Infra City (P) Ltd; Agra through its Directors or authorized persons personally present and deposit the following title deeds in original with intention to create equitable mortgage, it will satisfy requirements of creation of equitable mortgage. The following person should be present personally to deposit the original title deed with your Branch for creation equitable mortgage:-

M/s. Prem Infra City (P) Ltd; Agra through its Directors or authorized persons.

I hereby return the Copies of original documents forwarded to me. The following documents in original have to be obtained for creation of valid equitable mortgage by deposit of title deeds.

✓ Original Sale deed Dt. 8.7.2011 Regd. on 16.8.2011 at Book No. I Zild No. 8003 Page No. 275 to 312 Sl. No. 9153 Executed by Sh. Ramji Sehkar Avas Samiti Ltd; Fvg. Applicant Co. (Regarding Khasra No. 208 Min. Area 0.2786 Hactres).

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✓ Original Sale deed Dt. 11.7.2011 Regd. on 12.9.2011 at Book No. I Zild No. 8074 Page 175 to 192 Sl. No. 10262 Executed by Anna Infrastructures Ltd; Fvg. Applicant Co. Regarding Eastern part of Khasra No. 206 Area 0.1261 Hactres.

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ROC Search of applicant Co.

Resolution of applicant Co. ✓

Encls:-

1. 3 Inspection Receipts.
2. 3 Search Certificates.

Yours Faithfully.

Advocate

2786 M.W. Ramji Sehkar Avas Samiti
Prem Infracity.