

To,
Real Estate Regulatory Authority
New Heydrabad,
Lucknow.

I have made the search in the office of Sub- registrars, District Agra, for the property the Land admeasuring 63125 squre meter at Khasra numbers 7,8 to14, 16 to 26, 42 to 53, 56, 1/5, ¼, 6/2, 1/13, situated at Mauza Babarpur Tehsil and District Agra in the name of Ganpati Infrastructure Development Company Limited.

After persuing the index register of the office of Sub- Registrar, District Agra, it revealed that is no any record for said property about charged, lien and encumbered in any manner what so ever in the office of Sub-Registrar and it is free from any encumbrance. It means no record of encumbrance is registered in the office of Sub- Registrar, for this property during the said period and no proof of creation of any other third party right, title or interest in the said property during this period is found.

The said property is still under the ownership of following Entities:

PART-A

In this schedule aforesaid POA holder Shri Pramod Kumar sold and transfer the land measuring 0.7265 Hectares to Smt. Arti vide registered sale deed dated 02.06.2003 and area admeasuring 0.2575 hectares to Shri Sanjay Mukerji and Manjula Mukerji vide registered sale-deed dated 02.06.2003.

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तहसील सदर आगरा

02/06/23
भू-सम्पदा विनियोजन आयोग, उ.प्र.
लखनऊ

Aforesaid POA holders Shri Jitendra Kumar Lawania and Dr. Praveen Kapoor sold and transfer the land measuring 0.5815 Hectares to Shri Harishanker Varshney and Shri Suresh Chand Gupta vide registered sale-deed dated 24.07.2003 and POA holder Dr Praveen Kapoor sold and transfer the land measuring 0.2305 Hectares to Shri Amita Ahuja and Shri Rakesh Ahuja vide registered sale-deed dated 14.08.2003.

Thereafter the aforesaid purchasers Smt. Arti Agarwal, Shri Sanjay Mukerji, Manjula Mukerji, Shri Harishanker Varshney, Shri Suresh Chand Gupta, Shri Amita Ahuja and Shri Rakesh Ahuja constitute a partnership firm in the name of M/S Sri Sai Constructions and they all together further sold and transfer the total land area 1.7960 Hectares purchased by them from different aforesaid deeds to Archana Housing Pvt. Ltd vide registered sale-deed dated 09.07.2012.

Aforesaid POA holder Shri Pramod Kumar also sold and transfer the land measuring 0.2365 Hectares to Archana Housing Pvt. Ltd. vide registered sale deed dated 02.06.2003.

As such Archana Housing Pvt. Ltd purchased 1.7960 Hectares and 0.2365 Hectares total land 2.0325 Hectares in this part Out of land shown in column 1 of Schedule II

PART-B

In this schedule aforesaid POA holder Shri Pramod Kumar sold and transfer the 1/8th land of Khasra No- 7 to 10, 19, 21 to 26, 28 and 43 Total No-13 measuring 1.845 Hectares to Shri Manish Agarwal vide registered sale deed dated 14.05.2003

Aforesaid POA holders Shri Jitendra Kumar Lawania sold and transfer the 1/8th land of Khasra No- 7 to 10, 19, 21 to 26, 28 and 43 Total No-13 measuring 1.845 Hectares each to Shri Ragini Agarwal vide registered sale-deed dated 14.05.2003 and to Shri Rakesh Chand Jain vide registered sale-deed dated 18.06.2003.

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Aforesaid POA holders Dr. Praveen Kapoor also sold and transfer the 1/8th out of land of Khasra No- 7 to 10, 19, 21 to 26, 28 and 43 Total No-13 measuring 1.845 Hectares to Smt. Manorma Agrwal vide registered sale-deed dated 18.06.2003

Thereafter the aforesaid purchasers Smt. Smt. Ragini Agarwal, Shri Manish Agarwal Manorma Agarwal and Shri Rakesh Chand Jain together further sold and transfer the total land area 0.9225 Hectares purchased by them from different aforesaid deeds to Archana Housing Pvt. Ltd vide registered sale-deed dated 26.07.2010.

As such Archana Housing Pvt. Ltd purchased total land 0.9225 Hectares in this part Out of land shown in column 1 of Schedule II

PART-C

In this schedule aforesaid POA holder Shri Jitendra Kumar Lawania sold and transfer the land measuring 1.128 Hectares shown in column 1 of Schedule II to Shri Shubham Lawania and Shri Devvrat Lawania vide registered sale-deed dated 19.01.2006 Thereafter the aforesaid purchasers further sold and transfer the aforesaid

land Ganpati Infrastructure Development Company Ltd. (Hereinafter referred as GIDCO) vide registered sale-deed dated 22.11.2014.

As such GIDCO purchased total land 1.1280 Hectares in this part Out of land shown in column 1 of Schedule II

PART-D

In this schedule aforesaid POA holder Shri Jitendra Kumar Lawania sold and transfer the land measuring 0.7160 Hectares shown in column 1 of Schedule II to Shri Shubham Lawania and Shri Devvrat Lawania and Sorab Pandey vide registered sale- deed dt 17.01.2006

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Thereafter the aforesaid purchasers further sold and transfer the aforesaid land to GIDCO vide registered sale-deed dated 26.12.2014.

As such GIDCO purchased total land 0.7160 Hectares in this part Out of land shown in column 1 of Schedule II.

PART-E

In this schedule aforesaid POA holder Shri Pramod Kumar Agarwal sold and transfer the land measuring 0.250 Hectares shown in column 1 of Schedule II to Shri Vivek Narain and Smt. Asha Jain vide registered sale-deed dated 08.09.2005

Thereafter the aforesaid purchasers further sold and transfer the aforesaid land to GIDCO vide registered sale-deed dated 10.11.2014.

As such GIDCO purchased total land 0.250 Hectares in this part Out of land shown in column 1 of Schedule II

PART-F

In this schedule aforesaid POA holder Dr Praveen Kapoor sold and transfer the land measuring 0.25925 Hectares shown in column 1 of Schedule II to Seema Jain vide registered sale-deed dated 01.09.2003 and further sold and transfer the land measuring 0.23925 Hectares shown in column 1 of Schedule II to Smt. Shashi Agarwal and Smt. Kusum Agarwal vide registered sale-deed dated 01.09.2003

Thereafter the aforesaid purchasers further sold and transfer the aforesaid land to GIDCO vide registered sale-deed dated 23.08.2014 and 02.07.2014 respectively.

As such GIDCO purchased total land 0.25925 Hectares and 0.23925 Hectares in this part Out of land shown in column 1 of Schedule II

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PART-G

In this schedule Shri Sonpal and Shri Challo both sons of Shri Purana, Smt. Kinno W/O Shri Purana and Sanjay (Minor through her natural guardian and mother) who were the bhumidhar with transferable rights of land of khasra No- 1/13 Min of mauza Babarpur Sikandra Agra admeasuring 0.7650 Hectares sold and transfer the aforesaid land to Ganpati Group of Industries vide registered sale-deed dated 06.04.2011.

Thereafter wide order dated 21.11.2014 of Hon'ble High Court Allahabad in Company Petition No-23 of 2014 Archana Housing Pvt. Ltd merge into the GIDCO as such all assets and liability transferred to the GIDCO. And Ganpati Group of Industries which was the partnership firm alongwith all the partners also merged in to the GIDCO which is clear from the Article of association of the GIDCO.

As such from the above-mentioned scrutiny and total land mentioned in aforesaid parts A, B, C, D, F, G admeasuring 6.325 Hectares i.e. 63125 Sq. Mts. is owned and possessed by the GIDCO and is in actual and physical possession thereof and is competent to create Equitable Mortgage of the subjected property in favour of the Bank by depositing original title Deeds.

The said property is not mortgaged with any bank/financial Institution against the loan facility sanctioned to any of the above Entities.

सुनील कुमार
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Sunil Kumar

Advocate

Regn. No. 8739/2003