



STEADFAST
LEGALESE JURIS

Sarvesh Chandra Dubey
Advocate

Office:-
Cabin No.411 & 412 IV Floor
Krishna Tower
15/63, Civil Lines Kanpur-208001
Opp. Green Park Stadium
Tel: 0512-2330917(O)

TO WHOM IT MAY CONCERN

I, Sarvesh Chandra Dubey, Senior Advocate, do hereby certify that
my Enrolment Number of Bar Council U.P. is 1890 of 1985.



Steadfast Legalese Juris
Cabin No. 411-412 Fourth Floor,
Krishna Tower, 15/63, Civil Lines
Kanpur Nagar
E-mail : advocatesarveshdubey@gmail.com
Phone No. : 0512-2330917, 7267926522

(Sarvesh Chandra Dubey)
Advocate



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DATED: 23.06.2022

REF: LO-II/APF/2022/SCD/JUNE/21

TITLE REPORT

TO,

KANPUR NAGAR.

SUBJECT: Project Title Search Report of "**Aradhana Enclave**" built over Premises No. RP/125, situated at Ram Puram, forming part of portion of Arazi No.870, Mi Mauza Daheli Sujampur, Kanpur Nagar, now known as Ram Puram, Kanpur Nagar, total admeasuring 2451.96 Sq. Mtr. (As per the Approved Layout Map and sale deeds provided to us).

PROPERTY: APF Project of "**Aradhana Enclave**" built over Premises No. RP/125, situated at Ram Puram, forming part of portion of Arazi No.870, Mi Mauza Daheli Sujampur, Kanpur Nagar, now known as Ram Puram, Kanpur Nagar, total admeasuring 2451.96 Sq. Mtr., bounded as below:-

East : Part of the Plot No. 125,
West : Others Premises
North : 7.62 Mtr. wide road
South : 60.97 Mtr. wide road

LAND OWNERS CUM

DEVELOPER: M/s Chandak Builders and Developers Private Limited, a Company duly incorporated under the Indian Companies Act having its registered office at 603 City Center, 63/2, The Mall, Kanpur Nagar, through its Director Mr. Sandeep Chandak, adult son Shri Kamal Kishore Chandak R/o 56-P, Cantt, Kanpur Nagar

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Sir/Ma'am,

We have perused the documents listed in Annexure A to this letter in respect of the above-mentioned property.

Before coming on the conclusion regarding the clarity and marketability of the property said above, it is expedient that the history of the said property be discussed.

DEVOLUTION OF TITLE/HISTORY:-

1. **That** initially Arazi No.870 Mi, admeasuring 4,969.74 Sq. mtrs. at Daheli Sujampur, Kanpur Nagar, was owned by Mr. Darshan Lal Kohli, adult, son of Late Har Bhagwan Kohli, R/o 46-A, Rail Bazar, Cantt., Kanpur Nagar, Mr. Jogendra Kumar Kohli, adult son of Late Har Bhagwan Kohli R/o. QU 281-A, Pitampura, Delhi-110034, Dr. Jagjeet Kumar Kohli, adult son of Late Har Bhagwan Kohli R/o 190, Subhash Road, Harjendra Nagar, Kanpur Nagar and Mr. Jagmohan Lal Kohli, adult son of Late Har Bhagwan Kohli R/o H-1, 38, Krishna Puram, Kanpur Nagar, and their names have been duly mutated in the revenue record, they have raised the construction over said arazi land and has allotted as Premises No. RP/125, situated at Ram Puram, Kanpur
2. That said Dr. Jagjeet Kumar Kohli, adult son of Late Har Bhagwan Kohli and Mr. Jagmohan Lal Kohli, adult son of Late Har Bhagwan Kohli R/o H-1, 38, Krishna Puram, Kanpur Nagar, have jointly executed a Regd. Power of attorney on 17-11-2020 and authorized Mr. Darshan Lal Kohli, adult, son of Late Har Bhagwan Kohli, R/o 46-A, Rail Bazar, Cantt., Kanpur Nagar, for sale of said premises, said power of attorney is duly registered in the Office of Sub-Registrar Kanpur in Book No. IV Volume No.954 at pages 395 to 406 at serial No.650 on 17-11-2020 which is still subsist and has not been revoked.
3. That again vide sale deed dated 23-11-2021 said Mr. Darshan Lal Kohli, adult, son of Late Har Bhagwan Kohli, R/o 46-A, Rail Bazar, Cantt., Kanpur Nagar for self and constituted attorney Dr. Jagjeet Kumar Kohli, Mr. Jamohan Lal Kohli and Mr. Jogendra Kumar Kohli, adult son of Late Har Bhagwan Kohli sold out demarcated portion of Premises No. RP/125, Rampuram forming part of Arazi No. 870 Mi situated at Mauja Daheli Sujampur, Kanpur, Nagar now known as Ram Puram, Kanpur, admeasuring 2451.96 Sq. Mtr. to M/s Chandak Builders and Developers Private Limited, having its registered office at 603 City Center, 63/2, The Mall, Kanpur Nagar, through its Director Mr. Sandeep Chandak, adult son Shri Kamal Kishore Chandak R/o 56-P, Cantt, Kanpur Nagar, said sale deed is duly registered in the Office of Sub-Registrar Kanpur in Book No. I



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Volume No. 24684 at pages 1 to 32 at serial No. 18627 on 23-11-2021.

4. That after purchase of said premises said M/s Chandak Builders and Developers Pvt. Ltd. has got the layout plan sanctioned, from Kanpur Development Authority and has carved out several residential plots over the said premises, as per sanctioned layout dated 29th December, 2021 bearing Plotted Housing/00460/KDA/LDPL/20-21/0763/22012021
5. That the chain title of the property is perfect and good marketable title.

CERTIFICATE

THIS IS TO CERTIFY that M/s Chandak Builders and Developers Pvt. Ltd. through its Director/authorized signatory as land owner cum developer of said project land i.e. Premises No. RP/125, Rampuram forming part of Arazi No.870 Mi situated at Mauja Daheli Sujampur, Kanpur, Nagar now known as Ram Puram, Kanpur, admeasuring 2451.96 Sq. Mtr. The land owner cum developers are lawfully entitled to execute the sale deeds in favour of purchasers of individual plots and sale deed so executed will convey perfect title upon the borrower.

NON- ENCUMBRANCE

REPORT: We have inspected the relevant records in respect of the said property as available at the office of Sub-Registrar- Kanpur on 21-06-2022 since 2009 to 21.06.2022 in search of encumbrance if any but we have found No Encumbrance Whatsoever.

The Original Inspection Receipt No.....is enclosed herewith.

OPINION: Ongoing through and examining the photocopies of the said documents, we are of the opinion that the Owners/ Developer's title to the said property is **clear and marketable.**



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IN OUR OPINION, THE FOLLOWING DOCUMENTS ARE REQUIRED TO BE TAKEN FOR COMPLETION OF THE PROJECT FILE FROM THE OWNERS/DEVELOPERS (MASTER FILE):

1. Extract of khatoni of Arazi No.870 Mi, situated at Mauza Daheli, Sujanpur, Kanpur, showing the name of present owner.
2. Copy of Regd. Power of attorney dated 17-11-2020 executed by Dr. Jagjeet Kumar Kohli, S/o Late Har Bhagwan Kohli and Mr. Jagmohan Lal Kohli, S/o Late Har Bhagwan Kohli in favour of Mr. Darshan Lal Kohli, adult, son of Late Har Bhagwan Kohli,
3. Copy of sale deed dated 23-11-2021 executed by Mr. Darshan Lal Kohli, adult, son of Late Har Bhagwan Kohli, for self and constituted attorney Dr. Jagjeet Kumar Kohli, Mr. Jamohan Lal Kohli and Mr. Jogendra Kumar Kohli, adult son of Late Har Bhagwan Kohli in favour of M/s Chandak Builders and Developers Private Limited, having its registered office at 603 City Center, 63/2, The Mall, Kanpur Nagar, through its Director Mr. Sandeep Chandak, adult son Shri Kamal Kishore Chandak in respect of 2451.96 Sq.Mtr.
4. Copy of sanctioned layout plan passed by Kanpur Development Authority
5. Extract of Resolution of M/s Chandak Builders and Developers Private Limited authorizing Mr. Sandeep Chandak or any other person to execute the sale deed on behalf of company in favour of prospective purchasers

CONCLUSION:-

The chain title document is perfect, M/s. Chandak Builders and Developers Private Limited is having perfect and good marketable title over the said plot of land, and the sale deed executed by the company will convey perfect marketable title upon the purchasers.

Thanking you,



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