

**ANIL KUMAR GOYAL
ADVOCATE**



Resi. : 24B, New Raja Mandi Colony,
Near Canara Bank,
AGRA-282002 (U.P.)

Chamber :-

1st Floor, New Shah Market, Behind Shah Talkies, Opposite Kailash Plaza,
Nehru Nagar, M. G Road, Agra.

Contact No. :- 0562-4013922, 09412253922, email - anilgoyaladvocate2@gmail.com

TO WHOM IT MAY CONCERN

I, Anil Kumar Goyal, Senior Advocate do hereby certify that my
enrolment number of Bar Council of U P is 03 of 1980.

{ Anil Kumar Goyal }
Mob. No. Advocate
9412253922





Chamber :-

1st Floor, New Shah Market, Behind Shah Talkies, Opposite Kailash Plaza,
Nehru Nagar, M. G Road, Agra.

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Dated: 5.04.2022

TO WHOM MAY BE CONCERN

LEGAL SCRUTINY REPORT

Dear Sir,

As desired by you, I submit the following report regarding the title of the property/land part of khasra number 239 & 240 situated at Mauza-Dehtora, Tehsil & Distt. Agra in the name of D.R. Infra having its registered office 53 Nehru Nagar, Agra through its partner Shri Pankaj Bansal S/o Late Shri Kedar Nath Bansal R/o 58 Defence Estate, Bundu Katra, Agra.

1.(A) **Name and Address of the title holder/Present owner and developers/ Vendor-**
D.R. Infra having its registered office 53 Nehru Nagar, Agra through its partner Shri Pankaj Bansal S/o Late Shri Kedar Nath Bansal R/o 58 Defence Estate, Bundu Katra, Agra.

1.(B) **Name and Address of the Mortgager/borrower/Intended Vendee-**
Intended purchasers (after execution of sale deed in their favour respectively).

2. Description of the documents scrutinized:

S.No	Date of Document	Name of Document	Whether original/ Certified Copy /True Photo Copy
1	01.11.2021	Regd. Sale deed executed by Shri Ratan Singh S/o Shri Bigha Ram in favour of D.R. Infra through its partner Shri Pankaj Bansal S/o Late Shri Kedar Nath Bansal. duly registered with Book No-1, Vol. No. 15654, Page No. 13 to 28 at Sr. No. 10046 on 01.11.2021	Original
2.	05.04.2022	Khatoni of the khasra number 239 & 240 Mauza- Dehtora for-1425-1430.	Certified Copy
3.	21.03.2022	Proposed Building Plan approved by A.D.A	Photostat
4.	27.08.2021	Board Resolution	Photostat
5	11.08.2021	Partnership Deed of the firm D.R. Infra.	Photostat

3. Details and Description of the property:

Sl. No.	Survey No. & Location	Extent/Area	Boundary
01.	Regarding Property to be developed over land part of Khasra Nos. 239 & 240 situated in Mauza - Dehtora, Tehsil & District-Agra.	Total Area 10162.9Sq. Mtr.	East:- Vacant Land West:- Others Land North:-9 mtr. Wide road South:-Others land



(2)

C. Brief history of acquisition or the title of the present owner:

That by the inspection of revenue records and from the contents of khatoni for 1425-1430 fasli it transpired that Shri Dhruv Singh & Shri Ratan Singh sons of Shri Bidha were the recorded owners as Co-bhumidhar of 0.8850 Hq land in khasra no. 239, 0.1410 Hq land in khasra no. 240 in mauza Dehtora, Tehsil and District Agra having transferable rights therein since 1373 & 1386 fasli.

That Shri Dhruv Singh & Shri Ratan Singh sons of Shri Bidha jointly have sold and transferred specified part of land of khasra No.-239 & 240 Mauza -Dehtora, Tehsil & District Agra having area 10162.9 Sq. Meters to D.R. Infra through its partner Shri Pankaj Bansal S/o Late Shri Kedar Nath Bansal by executing duly Regd. Sale deed dated 01.11.2021.

That after mutation of name in revenue records D.R. Infra through its partner Shri Pankaj Bansal S/o Late Shri Kedar Nath Bansal has got approved lay out Plan from Agra Development Authority on 21.03.2022 for residential colony .

Now D.R. Infra through its partner Shri Pankaj Bansal S/o Late Shri Kedar Nath Bansal is the absolute owner of the above said property and competent to developed the aforesaid residential colony etc. and also transfer and sale them in favour of prospective allottee.

Non - Encumbrance Certificate

Sub- Registrar Search

I have inspected the records of Sub- Registrar, Agra vide receipt 2202200201199 dated 02.04.2022 and as per search certificate issued from the said Sub-registrar, Agra for the period 01.01.2011 to 01.04.2022 I found that the aforesaid property is free from all sorts of encumbrances and I did not find any registered charge, lien, or mortgage has come to my notice and on the basis of the said inspection, and as per record maintained and made available for inspection by the office of the concerned Sub- Registrar, Agra, I can certify that the subject plot of land is free from all sorts of encumbrances and as such there is no recorded encumbrance with respect to the subject portion of property from the period of 01.01.2011 to 01.04.2022.

THIS IS TO CERTIFY D.R. Infra through its partner Shri Pankaj Bansal S/o Late Shri Kedar Nath Bansal is the absolute owner of the aforesaid residential colony to be developed over land part of Khasra Nos. 239 & 240 situated in Mauza - Dehtora, Tehsil & District-Agra. The said property is free from all sorts of encumbrances any registered charges, lien, or mortgage. D.R.Infra is having valid ,absolute ,clear and marketable title to the property.

Place : Agra
Date : 5.04.2022


(Anil Kumar Goyal)
Advocate

who has scrutinized the title deeds/documents

