

To,  
Technical Advisor,  
Uttar Pradesh Real Estate Regulatory Authority,

Dear Sir,

**Subject: - Title Opinion Report Certifying non encumbrances of the Residential Land comprising of part of Khasra No. 745 and Part of 746 and Part of Khasra No. 747 and Part of Khasra No. 748 and KhasraNo. 749 full and Part of Khasra No. 750 and Part of Khasra No. 752 and Part of Khasra No. 753 and Part of Khasra No. 754 and Part of Khasra No. 755 total land area 15,706.35 SQM (6 Bigha 16 Biswa 6 Biswansi 10 Kacchwansi) situated at Mauza-Kakretha, Pocket-B, Sector 16-B, Avas Vikas Sikandra Yojna, Tehsil and District, Agra, Uttar Pradesh**

I refer to your letter no. NIL dated NIL requesting to furnish non encumbrances and certify and submit the title cum opinion Report about the clear and marketable title to the above property to Khush Infraestate through its Partner Mr. Shobhik Goyal. (Owner/Promoter):

**1. Description ands Area of the Property.**

**Specific number(s) and address of Property:**

Part of Khasra No. 745 and Part of 746 and Part of Khasra No. 747 and Part of Khasra No. 748 and Khasra No. 749 full and Part of Khasra No. 750 and Part of Khasra No. 752 and Part of Khasra No. 753 and Part of Khasra No. 754 and Part of Khasra No. 755 total land area 15,706.35 SQM (6 Bigha 16 Biswa 6 Biswansi 10 Kacchwansi) situated at Mauza-Kakretha, Pocket-B, Sector 16-B, Avas Vikas Sikandra Yojna, Tehsil and District, Agra, Uttar Pradesh.

**Bounded as Under**

East - 18.00 meter wide road and Entrance.  
West - 6.00 meter wide road and Entrance.  
North - Other's Land.  
South - 9.00 meter wide road.

**2. Nature of Property (Whether Agricultural, Non- Agricultural, Commercial, Residential or Industrial. If non-Agricultural, the reference and date of conversion order from the competent authority should be mentioned.**

The nature of land is non-agricultural as situated within Pocket-B, Sector 16-B, Avas Vikas Sikandra Yojna, Tehsil and District, Agra of Uttar Pradesh Awas Evam Vikas Parishad.

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*Praveen Kumar Rawat*  
29/02/22

Praveen Kumar Rawat  
Advocate  
EN No. - UP 3868/89

(2)

3. **The owner is Partner/Director/Trustee who is developing the property on behalf of Partnership/Company/Trust, whether he/she has the authority. Copy of the Resolution/Memorandum & Articles of Association/Partnership Deed etc. whether examined and verified:**  
This is for project approval only. Promoter **KHUSH INFRESTATE**, a Partnership Firm within the meaning of Indian Partnership Act, 1932 and having its registered office at 106, Nehru Nagar, Agra - 282002, Uttar Pradesh, through its Authorized Partners.
4. **Whether any minor, lunatic or undischarged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps be taken.**  
No, any minor, lunatic or undischarged insolvent is not involved.
5. **Whether the property is freehold or leasehold. If Ancestral then period of lease, and if freehold whether Urban Land Ceiling Act applies and permissions to be obtained.**  
Freehold property. The Urban Land Ceiling Act has been repealed in the State of U.P., hence not applicable.
6. **Source of Property i.e., Self-Acquired or Ancestral. If Ancestral then mode of succession and whether original WILL/Probate is available.**  
Self-Acquired.
7. **Whether the Owner is Co-owner/Joint Owner and/or any partition of the property is made between the members of the family through Partition deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.**  
No.
8. **Whether the Owner is in exclusive possession of the Property or it is leased/rented out to third party.**  
As per documents, the present titleholder is in possession.
9. **Whether the property is mutated in municipal/revenue records and Owner's name is reflecting and if not, the reason thereof.**  
No, the name of previous titleholder is mutated in revenue records. Present title holder has applied for the same.
10. **Whether any restriction is imposed under the Central/State/Local Laws whose consent or permission would be required for development of the Project.**  
No.

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*Praveen Kumar Rawat*  
Advocate

Praveen Kumar Rawat  
Advocate  
EN No. - UP 3868/89

11. **Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.**

Following Documents were perused:-

- (a) Certified copy of Exchange Deed dated 23.03.2010 registered on same day in Bahi No: I, Zild No: 6827, Pages 281 to 440 at Sr. No: 2717 registered in the office of Sub Registrar (Second), Agra.
- (b) Original & Certified copy of Sale Deed dated 07.06.2012 duly registered on date 07.10.2013 Bahi No: I, Zild No: 8547, Pages 319 to 480 at Sr. No: 5562 in the Office of the Sub Registrar (First), Agra.
- (c) Original & Certified copy of Sale Deed dated 30.11.2019 registered on same day in Bahi No: I, Zild No: 10792, Pages 71 to 92 at Sr. No: 4144 in the office of Sub Registrar (First), Agra.
- (d) Copy of order No: 6060/Sahkarita dated 24.01.2012 of Additional Housing Commissioner/ Additional Registrar Cooperative Societies permitting Cevera Sahkari Awas Samiti Ltd to transfer land in favour of non member.
- (e) Original & Certified copy of Sale Deed dated 15.12.2021 registered on same day in Bahi No: I, Zild No: 15715, Pages 213 to 232 at Sr. No: 11619 in the office of Sub Registrar (Second), Agra.
- (f) Khatauni extracts
- (g) Copy of Partnership deed
- (h) Copy of Layout Plan

12. **Whether the Advocate has personally visited the Sub Registrar/Revenue/Municipal office and examined the records.**

Yes.

13. **Whether the search is being made for the period of 13/30 years. If no, reason thereof.**

Search Inspection for the period 2009 to 10.02.2022 was made in the office of Sub Registrar, Second, Agra. The inspection was made for legible/accessible records and the Sub Registrar, Second, Agra has issued N.E.C. No. 922/22, 22022002000439 dated 11.02.2022 which shows that the property is free from encumbrance. Hence the opinion is given on the basis of inspection of available and present records only and in view of N.E.C. issued by Sub Registrar, Second, Agra.

14. **Whether there is any doubt/suspicion about the genuineness of the original documents. If yes, then specify.**

I have perused original title deeds and compared the same with certified copies of title deeds and evaluated the same with certified title deeds and establish that both are analogous and registered before the registrar of Assurance.

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*Praveen Kumar Rawat*  
*Adv.*

Praveen Kumar Rawat  
Advocate  
EN No. - UP 3868/89

(4)

**15. Final certificate/opinion:**

The present title holder **KHUSH INFRESTATE**, a Partnership Firm within the meaning of Indian Partnership Act, 1932 and having its registered office at 106, Nehru Nagar, Agra - 282002, Uttar Pradesh, through its Authorized Partners is having valid and marketable title over captioned property and the property in question is free from encumbrances on the basis of inspection of legible records and in view of NEC issued by S.R. Second, Agra and the Project 'ANTHEM TOO' developed by **KHUSH INFRESTATE** can be accepted for approval.

**16. Whether any additional formalities to be completed, if yes, state specifically in case of flat(s)/property(ies) if yes, state specifically in case of letter, possession letter, share certificate, affidavit, power of attorney etc. is required:**

An affidavit elaborating that property in question is free from all sorts of encumbrances, charges or litigation whatsoever and the property in question which is proposed to be developed by them is not subject matter to any litigation, attachment or execution before any court of law.

**17. Comments on enforceability of property under SARFAESI Act, 2002 and RERA Act, 2016:**

That the nature of aforesaid land is non-agricultural as situated within Pocket-B, Sector 16-B, Avas Vikas Sikandra Yojna, Tehsil and District, Agra of Uttar Pradesh Awas Evam Vikas Parishad, hence provisions of SARFAESI Act, 2002 and RERA Act are applicable.

Thanking You,

Yours truly

*Praveen Kumar Rawat*  
*15-02-2022*

(PRAVEEN KUMAR RAWAT)  
ADVOCATE

Praveen Kumar Rawat  
Advocate  
EN No. - UP 3868/89

(भाग 1)

(स्तुतकर्ता अथवा प्रार्थी द्वारा रक्खा जाने वाला)

क्रम संख्या

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वापिस करने के लिये तैयार होगा।  
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# SEARCH CERTIFICATE

Application No. 951 of 20 22 Certificate No. 922 of 20 22

Applicant श्रीमती लक्ष्मी देवी having applied to me for certificate giving particulars of the Registered Acts and encumbrances, if any in respect of unencumbered property

(1) As Stated in Application Property Owner:- श्रीमती लक्ष्मी देवी, पति श्री रामचंद्र देव प्रसाद, पत्नी श्रीमती लक्ष्मी देवी, 106 अस्तासत  
मनोरमा स्ट्रीट, एनएच रोड, गीतिका, गीतिका

(2) Property Details: प्लॉट नंबर 745, 746, 749, 748, 748, 750, 752, 753, 754, 755 अ. 15006.35 अफ म. 2.16 B  
एम 41062 B

(3) Boundaries: East 10 मी. उत्तर रोड व बरसात  
West 6 मी. उत्तर रोड व बरसात  
North श्रीमती लक्ष्मी देवी  
South श्रीमती लक्ष्मी देवी

(4) Situated At: मनोरमा स्ट्रीट, एनएच रोड, गीतिका, गीतिका

I hereby certify that a search has been made in the book I into the indexes regulating there to from 11/12/2008 to 31/12/2010 of acts and encumbrances effecting the said property and that each the following acts encumbrances appears.

| No. | Description of Properties given in the Document | Date of Execution | Name & Value of her Document | Execute Claimant | Entry No. | Year |
|-----|---|-------------------|------------------------------|------------------|-----------|------|
| 1   | 2   | 3                 | 4                            | 5                | 6         | 7    |

As Stated in Application and Present Available Record No encumbrances has been Found

I also certify that save be aforesaid acts and ancumbrances other acts and encumbrancees effecting the said property have been found.

Search made certificate prepared by 9  
search made/verified/and certified  
signed by

  
Signature of  
Registering  
Officer, Agra,  
Distt. Agra

**NOTE:-**

1. The act and ancumbrances shown in the certify of those discovered with reference of the description of Properties furnished by the applicant it the name of properties have been described in the registered documents in manner different from the way which the applicant has described the transactions evidence by such documents was not included in certificate.
2. The requisite search has been made as carefully as possible by the officer but the department will not on result of the search in this certificates.
3. This certificate does not include such document if any which have been presented have not been registered and indexed up to date.

**भुगतान पावती**  
**उत्तर प्रदेश सरकार**  
**निबन्धन कार्यालय - भुगतान पावती**

आवेदन संख्या : 2202200200493  
आवेदन तिथि : 11/02/2022  
आवेदक का नाम :: प्रवीन कुमार रावत एड०  
मोबाइल संख्या : 8947545677

**भुगतान का विवरण**

भुगतान विधि : ई भुगतान  
पंजीकरण राशि : 100  
भुगतान तिथि : 11/02/2022  
भुगतान पावती संख्या : 202200200421  
प्राप्तकर्ता अधिकारी का नाम : योगेन्द्र कुमार .

(प्राप्तकर्ता अधिकारी का हस्ताक्षर) (आवेदक का हस्ताक्षर)

# कार्यालय उपनिबंधक सदर द्वितीय आगरा जनपद आगरा

आवेदन संख्या :2202200200493

प्रमाण संख्या :22022002000439

## भार मुक्त प्रमाण-पत्र (रजि० मैनुअल के नियम 328)

श्री- प्रवीन कुमार रावत एड० पुत्र- - तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - पंडित दीन दयाल पुरम सेक्टर 1 से 16 तक , वार्ड/परगना- सिकन्दरा बहिस्ताबाद, आवासीय- खुस इन्फ्रास्टेट पजीकृत ऑफिस 106 नेहरू नगर आगरा द्वारा पार्टनर श्री शोभिक गोयल , एक किता भूखण्ड क्षेत्रफल 15706.35 वर्ग मी० खसरा नं० 745 का भाग , 746 का भाग 747 का भाग 748 का भाग 749 का भाग 750 का भाग, 752 का भाग, 753 का भाग, 755 का भाग वाकै भाग पाकेट बी से-16-बी आवास विकास सिकन्दरा योजना आगरा। पू-18 मी० चौडा रोड व निकास प-6 मी० चौडा रोड व निकास उ-अन्य सम्पत्ति द-9मी० चौडा रोड ,

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 10/02/2022 से दिनांक 01/01/2011 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :14-02-2022

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **अशोक कुमार शर्मा।**

मिलान करने वाले निबन्धन लिपिक : **अशोक कुमार शर्मा।**

उपनिबन्धक सदर द्वितीय  
आगरा





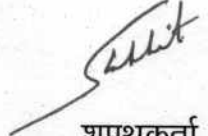
## शपथपत्र

खुश इन्फ्राएस्टेट भागीदारी फर्म, पंजीकृत कार्यालय स्थित 106, नेहरू नगर, आगरा द्वारा वर्तमान अधिकृत भागीदार व प्रतिनिधि एवं हस्ताक्षरी श्री शोभिक गोयल पुत्र श्री अशोक कुमार गोयल निवासी 106, नेहरू नगर, आगरा, शपथ पूर्वक घोषणा करती है कि -

1. यह कि शपथकर्ता फर्म खसरा संख्या 745 (पार्ट), 746 (पार्ट), 747 (पार्ट), 748 (पार्ट), 749, 750 (पार्ट), 752 (पार्ट), 753 (पार्ट), 754 (पार्ट), 755 (पार्ट) कुल किता 10 कुल रकबा 15706.35 वर्गमीटर स्थित मौजा ककरैठा मुस्तकिल, पॉकेट-बी, सेक्टर-16 बी, आवास विकास सिकन्दरा योजना, आगरा का वैध विक्रय पत्र पंजीकृत संख्या 11619 दिनांकित 15.12.2021 के द्वारा मालिक व काबिज है।
2. यह कि उक्त भूमि का किसी भी न्यायालय में कोई भी वाद विचाराधीन नहीं है।
3. यह कि उक्त भूमि आज तक प्रत्येक प्रकार के ऋण, बिक्रय, दान, आड़ या जमानत आदि से पूर्णतः स्वच्छ एवं मुक्त है और उसका कोई भी भाग नजूल या राजकीय आस्थान का नहीं है।
4. यह कि उपरोक्त वर्णित कयशुदा भूमि पर फर्म द्वारा स्वीकृत तलपट मानचित्र के अनुसार "एन्थम टू" नाम से आवासीय परियोजना विकसित की जा रही है जिसका रेरा के विधिक प्राविधानों के अनुसार पंजीकरण किया जाना आवश्यक है।

शपथपत्र की मद 1 लगायत 4 में वर्णित तथ्य शपथकर्ता की जानकारी में सही है। इसमें कोई भी तथ्य छिपाया नहीं गया है।

तसदीक दिनांक 19.02.2022 को आगरा में किया गया।

  
शपथकर्ता

