

Dated-15.11.2021

To,

Whom it may concern

Dear sir,

Reg. : Verification of title and search of registration records pertaining to a portion of Nazul now freehold site no. 139-C, Civil Station, Allahabad now Prayagraj, measuring 6104.88 Sq. Metres, together with part of building no. 33, Dayanand Marg, Allahabad, which is presently numbered as 59/103, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj and portion of Bungalow No. 59/103/1A, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj, built over a part of nazul now freehold Bhukhand Sankhya 139-C, Civil Station, Allahabad, measuring 6104.88 Sq. Metres, together with all other structures standing thereon.

I have examined the freehold deed dated 16.10.2000 executed by Upper Ziladhikari (Nazul) Allahabad un behalf of Governor of Uttar Pradesh, which is registered in Pustak Sankhya 1 Khand Sankhya 2388 on pages 205/236 at serial no. 7897 in the office of Sub-Registrar Chail, Sadar, Allahabad on 17.10.2000.

That Lala Manmohan Das Tandon was the owner and in possession of the properties including Nazul Bhukhand Sankhya 139-C, Civil Station, Allahabad and the residential building standing thereon by means of a registered deed dated 16.10.2000. After the death of Manmohan Das Tandon, his son Ram Mohan Das Tandon, as heirs and successor inherited the properties left by the Late Man Mohan Das Tandon, including the lease hold rights in Nazul Bhukhand Sankhya 139-C, Civil Station, Allahabad, together with residential building standing thereon.

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That Lala Ram Mohan Das Tandon expired in the year 1967, leaving Smt. Sulochni Devi Tandon as his wife and Badri Vishal Tandon as his major son and I, master Girish Tandon as his minor son and Miss Savita Tandon as his minor Daughter.

That aforesaid heirs of the Late Lala Ram Mohan Das Tandon Constituted an H.U.F. named as Ram Mohan Das Tandon H.U.F. and Shri Badri Vishal Tandon being the eldest son became the Karta of the said Ram Mohan Das Tandon H.U.F. The aforesaid Ram Mohan Das Tandon H.U.F. was assessed to Income Tax and was allotted PAN AAAHL9687E.

That subsequently after attaining Majority Km. Savita Tandon was married in the year 1973 and her share in the said Ram Mohan Das Tandon H.U.F. was settled by allotment of properties to her complete satisfaction for all times to come and since then she has no interest left in any of the properties of Ram Mohan Das Tandon H.U.F. including Nazul now Freehold Bhukhand Sankhya 139-C, Civil Station, Allahabad and in Bungalow No. 33 Dayanand Marg, which is now numbered as bungalow no. 59/103 Dayanand Marg (Thornhill Road) Allahabad now Prayagraj and House No. 59/103/1A Dayanand Marg (Thornhill Road) Allahabad now Prayagraj.

That subsequently a lease deed dated 17.07.1998 was executed by Ziladhikari, Allahabad on behalf of Governor of Uttar Pradesh in respect of nazul Bhukhand Sankhya 139-C, Civil Station, Allahabad, measuring of 3 Acres 1665 Sq. Yards or 16185 Sq. Yards = 13532.27 Sq. metres in favour of Smt. Sulochini Devi Tandon wife of Late Ram Mohan Das Tandon, Shri Badri Vishal Tandon and Shri Girish Tandon both sons of Late Ram Mohan Das Tandon, which is registered in Bahi Sankhya 1 Jild Sankhya 1331 on pages 369 to 380 at serial No. 2820 in the office of Sub-Registrar, Chail, Allahabad on 06.08.1998. The lease of the aforesaid nazul Bhukhand Sankhya 139-C, Civil Station, Allahabad, was valid with effect from 1.1.1972 for a period of 30 years expiring on 31.12.2001;

On coming into force of the Government Order No. 2268/9-
vk-4-98-704 N/97 dated 01.12.1998, Smt. Sulochni Devi Tandon

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W/o Late Ram Mohan Das Tandon, Shri Badri Vishal Tandan and Shri Girish Tandon both sons of Late Ram Mohan Das Tandon and all R/o 33, Dayanand Marg, Tehsil Chail Sadar, Allahabad, made an application dated 30.01.1999, for conversion of their lease hold rights of aforesaid Nazul Bhukhand Sankhya 139-C, Civil Station, Allahabad, measuring = 13532.27 Sq. metres, situated in Mohalla Dayanand Marg, Allahabad into freehold rights. Since the aforesaid nazul land is situated on Thornhill Road (Dayanand Marg), Allahabad and as such an area measuring 459 Sq. metres of the aforesaid nazul land was being affected by widening of road under the Master Plan and thus after deducting the aforesaid area affected under the master plan, an area measuring 13073.27 Sq. Metres has been declared freehold in favour of Smt. Sulochni Devi Tandon W/o Late Ram Mohan Das Tandon, Shri Badri Vishal Tandan and Shri Girish Tandon both sons of Late Ram Mohan Das Tandon aforesaid and the Ziladhikari, Allahabad on behalf of Governor of Uttar Pradesh, executed a freehold deed dated 16.10.2000, which is registered in Pustak Sankhya 1 Khand Sankhya 2388 on pages 205/236 at serial no. 7897 in the office of Sub-Registrar Chail, Sadar, Allahabad on 17.10.2000 and thus the aforesaid lessees, became the absolute owners of Nazul Bhukhand Sankhya 139-C, Civil Station, measuring 13073.27 Sq. Metres, situated in Mohalla Civil Station, (Dayanand Marg) Allahabad. The aforesaid freehold deed was signed by Smt. Sulochni Devi Tandon, Shri Badri Vishal Tandon and Shri Girish Tandon, both sons of Late Ram Mohan Das Tandon as co-parceners of Ram Mohan Das Tandon H.U.F.; The consideration for freehold was paid from the accounts of Ram Mohan Das Tandon H.U.F. and subsequent thereto, the land vested with the H.U.F., which was shown as an asset in the returns filed by the H.U.F.;

That Smt. Sulochni Devi Tandon died on 28.03.2011 and thereby ceased to be a coparcener of Ram Mohan Das Tandon H.U.F.

That an oral family settlement of the erstwhile Ram Mohan Das Tandon HUF was done by its Karta Shri Badri Vishal Tandon on

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01.04.2017 and as per the said oral settlement/partition, the properties belonging to the Ram Mohan Das Tandon H.U.F. was finally and fully divided amongst the members of Ram Mohan Das HUF. A memorandum dated 11.04.2017 in respect of the aforesaid oral family settlement / partition was also reduced into writing and the said memorandum of family settlement was signed by all the coparceners of Ram Mohan Das Tandon HUF to confirm the aforesaid oral family settlement. The members / coparceners of the erstwhile Ram Mohan Das Tandon HUF have received their respective shares in the Ram Mohan Das Tandon HUF to their complete satisfaction as per the aforesaid family Settlement.

That as per the aforesaid oral family settlement dated 01.04.2017 a memorandum of which was reduced to writing on 11.04.2017 Nazul Bhukhand Sankhya 139-C, Civil Station, Allahabad and the residential building standing thereon was divided equally amongst Shri Badri Vishal Tandon who received its eastern portion and Shri Akshat Tandon who received its Western portion and as such both the aforesaid Shri Badri Vishal Tandon and Shri Akshat Tandon became the absolute owners in possession of their respective shares in property numbered as Nazul Bhukhand Sankhya 139-C, Civil Station, Allahabad together with their respective portions in bungalow no. 33 Dayanand Marg (Thornhill Road), Allahabad now Prayagraj.

That Shri Badri Vishal Tandon and Shri Akshat Tandon are thus the owners of Nazul now Freehold Bhukhand Sankhya 139-C Civil Station, Allahabad together with Bungalow No. 33, Dayanand Marg, bearing present No. 103/59, Dayanand Marg, Allahabad now Prayagraj and 103/59/1A, Dayanand Marg (Thornhill Road), Allahabad now Prayagraj, built over the nazul now freehold Bhukhand Sankhya 139-C, Civil Station, Allahabad, measuring 13073.27 Sq.Mts., together with all other constructions, structures and trees standing thereon. Shri Badri Vishal Tandon and Smt. Neera Tandon W/o Shri Girish Tandon as attorney of Shri Akshat Tandon S/o Shri Girish Tandon, as owners of the aforesaid property jointly executed a sale deed dated 28.01.2021 in favour of Vinayakkripa

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Abhaydata Ventures LLP, (LLPIN : AAV-3879) a Limited Liability Partnership duly registered as per LLP Act 2008, having its registered office at House No. 265/316, Old Katra, Prayagraj, Allahabad, Uttar Pradesh - 211002, India, represented by its designated partner and authorised signatory Shri Sanjeev Agarwal S/o Late Shyam Lal Agarwal R/o 265/316, Old Katra, Allahabad and presently residing at 13/19 Elgin Road, Civil Lines, Allahabad now Prayagraj, which is registered in Bahi Sankhya 1 Jild Sankhya 11353 on pages 269/384 at serial no. 683 in the office of Sub-Registrar-Sadar First, Prayagraj on 28.01.2021.

I have examined the sale deed dated 28.01.2021 executed by Shri Badri Vishal Tandon and Smt. Neera Tandon W/o Shri Girish Tandon as attorney of Shri Akshat Tandon S/o Shri Girish Tandon, as owners of the aforesaid property jointly executed a sale deed dated 28.01.2021 in favour of Vinayakkripa Abhaydata Ventures LLP, (LLPIN : AAV-3879) a Limited Liability Partnership duly registered as per LLP Act 2008, having its registered office at House No. 265/316, Old Katra, Prayagraj, Allahabad, Uttar Pradesh - 211002, India, represented by its designated partner and authorised signatory Shri Sanjeev Agarwal S/o Late Shyam Lal Agarwal R/o 265/316, Old Katra, Allahabad and presently residing at 13/19 Elgin Road, Civil Lines, Allahabad now Prayagraj. In the aforesaid sale deed, the members / coparceners of the erstwhile Ram Mohan Das Tandon HUF who have received their respective share in the Ram Mohan Das Tandon HUF to their complete satisfaction as per aforesaid family settlement, have joined and executed the aforesaid sale deed to confirm the said oral family settlement and to confirm the sale transaction and safeguard the interest of the aforesaid owners and the purchaser / Vinayakkripa Abhaydata Ventures LLP.

Vinayakkripa Abhaydata Ventures LLP, (LLPIN : AAV-3879) a Limited Liability Partnership duly registered as per LLP Act 2008, having its registered office at House No. 265/316, Old Katra, Prayagraj, Allahabad, Uttar Pradesh - 211002, India, represented by its designated partner and authorised signatory Shri Sanjeev Agarwal S/o Late Shyam Lal Agarwal R/o 265/316, Old Katra,

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Allahabad and presently residing at 13/19 Elgin Road, Civil Lines, Allahabad now Prayagraj is the owner and in possession of the aforesaid property mentioned in the aforesaid sale deed and can create legal and valid mortgage and the aforesaid property can be kept as security with the Bank against loan.

The aforesaid party having been interested in carrying on business for the purpose of developing, establishing and constructing Apartment/Flats, have formed an LLP named Vinayakkripa Abhaydata Ventures LLP, and is running smoothly till date and there is no dispute among the partners. The quarries required for the purpose of creation of legal and valid mortgage and Securities are opined as follows:

1. From the perusal of the freehold deed dated 16.10.2000, executed by Upper Ziladhikari (Nazul) Allahabad un behalf of Government of Uttar Pradesh, in favour of Smt. Sulochini Devi Tandon wife of Late Ram Mohan Das Tandon, Shri Badri Vishal Tandon and Shri Girish Tandon both sons of Late Ram Mohan Das Tandon, which is registered in Pustak Sankhya 1 Khand Sankhya 2388 on pages 205/236 at serial no. 7897 in the office of Sub-Registrar Chail, Sadar, Allahabad on 17.10.2000 and sale deed dated 28.01.2021 in favour of **Vinayakkripa Abhaydata Ventures LLP**, (LLPIN : AAV-3879) a Limited Liability Partnership duly registered as per LLP Act 2008, having its registered office at House No. 265/316, Old Katra, Prayagraj, Allahabad, Uttar Pradesh - 211002, India, represented by its designated partner and authorised signatory **Shri Sanjeev Agarwal** S/o Late Shyam Lal Agarwal R/o 265/316, Old Katra, Allahabad and presently residing at 13/ 19 Elgin Road, Civil Lines, Allahabad now Prayagraj, which is registered in Bahi Sankhya 1 Jild Sankhya 11353 on pages 269/384 at serial no. 683 in the office of Sub-Registrar-Sadar First, Prayagraj on 28.01.2021.
2. It is found that Vinayakkripa Abhaydata Ventures LLP is recorded owner of the aforesaid Property by way of sale from the original owners aforesaid and thus at present Vinayakkripa Abhaydata Ventures LLP is the registered owner of the aforesaid property

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and its title to the property is clear, absolute and unassailable. Vinayakkripa Abhaydata Ventures LLP is having a marketable title and is competent to transfer, lease or mortgage and give in security, the said property.

3. The chain of title of deeds is complete.
4. I have made a search in the registration records in the office of Sub-Registrar-Sadar First, Prayagraj for 12 Years upto available records in respect of captioned properties. No registered charge, lien or encumbrance is found, hence I have to report that the aforesaid property is free from all lien, charge or encumbrances.
5. I certify that after perusal of the above records, the present owner **Vinayakkripa Abhaydata Ventures LLP** is the absolute owners of 6104.88 Sq. Metres of land and its title in the aforesaid property is absolute and is competent to enter into lease agreement and can create a legal and valid equitable mortgage by deposit of original title deeds and the Bank can safely accept the aforesaid property and its relative original chain of title deeds for creation of equitable mortgage thereon.

Your's faithfully

Dated- 15.11.2021

Abdul Jalil Advocate

ENCLOSER: Fee receipt No. dated 15.11.2021,
issued by sub-Registrar-Sadar First, Prayagraj
for the search.