

# Davesh Chandravanshi Advocate

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**Dated: 27-06-2025**

To	
Shakuntalam Habitats Pvt. Ltd.	Ref: June /2025
Studio No-108, IHDP Building, Plot no: 7, Sector-127, NOIDA, District Gautam Budh Nagar. (UP)	

**Re: Title Search Report of FAIRFIELD RESIDENCY**  
**For Shakuntalam Habitates Pvt. Ltd (Positive)**

## PART I: GENERAL DETAILS

### 1. Name of the Owners / s

M/s Shakuntalam Habitats Pvt. Ltd.

### 2. Name of the Co-Owners/s: (if any)

NA

### 3. Description of property:

A Bulk Plot No: 2/BL-02 area 26071.40 Sq. Mt situated at Sector-BL, Raksha Puram Residential Scheme, Meerut. "Dimensions & Boundaries as per site and Attached MAP with Freehold Hire Purchase Agreement".

## II: DOCUMENTS SCRTINIZED

Sr. No.	Date of Document	Name of Documents	Whether Original/ Photocopy
1.	12/08/2024	Revised Allotment Cum Installment Letter issued by MDA Meerut in the name of M/s Shakuntalam Habitats Pvt. Ltd.	Photocopy
2.	06/02/2025	Freehold Hire Purchase Agreement with Possession executed by MDA Meerut in favor of M/s Shakuntalam Habitats Pvt. Ltd through authorized representative Anil Kumar Jain. Registered at Book No-01 at Volume No- 8722 at Pages No- 259/282 at Sr. No- 1663 in the SRO-IV (Meerut) dated 06/02/2025.	Photocopy

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3.	07/02/2025	Possession Certificate issued by MDA Meerut in the name of M/s Shakuntalam Habitats Pvt. Ltd through authorized representative Anil Kumar Jain.	Photocopy
4.	06/06/2025	MDA Approve Proposed Layout Plan No: MDA/LD/24-25/1341 For FIREFIELD Residency at bulk land Plot no: 2/BL-02, Sector-02, Raksha Puram, Phase-1, Mawana Road, Meerut through Owner- M/s Shakuntalam Habitats Pvt. Ltd through authorized representative Anil Kumar Jain s/o Shri Jamboo Prasad Jain.	Photocopy

**PART III: DESCRIPTION OF THE PROPERTY ALONGWITH THE SCHEDULE**

Property Description	Present Owner	Whether present owner has a valid and marketable title
A Bulk Plot No: 2/BL-02 area 26071.40 Sq. Mt situated at Sector-BL, Raksha Puram Residential Scheme, Meerut.	M/s Shakuntalam Habitats Pvt. Ltd through authorized representative Anil Kumar Jain	Yes

**PART IV: NATURE / STATUS OF THE PROPERTY: Freehold Hire Purchase Agreement**

**PART V: PURPOSE OF LSR: RERA compliance**

**PART VI: FLOW OF TITLE OF THE SAID PROPERTY/ OBSERVATION:**

- (a) That, Bulk Plot No: 2/BL-02 area 26071.40 Sq. Mt situated at Sector-BL, Raksha Puram Residential Scheme, Meerut in concern acquire by M/s Shakuntalam Habitats Pvt. Ltd through authorized representative Anil Kumar Jain from MDA Meerut through Revised Allotment Cum Installment Letter and through Freehold Hire Purchase Agreement with Possession in sale consideration of Rs. 85, 43, 32, 664/- with Stamp Duty Rs. 5,98.03,400/- through Freehold Hire Purchase Agreement with Possession. Registered at Book No-01 at Volume No- 8722 at Pages No- 259/282 at Sr. No- 1663 in the SRO-IV (Meerut) dated 06/02/2025.
- (b) And, MDA Meerut handed over the possession of Plot to M/s Shakuntalam Habitats Pvt. Ltd through authorized representative Anil Kumar Jain dated 07/02/2025 through Possession certificate.

  
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(c) And, MDA Approve Proposed Layout Plan No: MDA/LD/24-25/1341 dated 06/06/2025 valid till 06/06/2030 area 26071.40 Sq. Mt For FIREFIELD Residency at bulk land Plot no: 2/BL-02, Sector-02, Raksha Puram, Phase-1, Mawana Road, Meerut through Owner- M/s Shakuntalam Habitats Pvt. Ltd through authorized representative Anil Kumar Jain s/o Shri. Jamboo Prasad Jain.

**PART VII: ENCUMBRANCES CERTIFICATE FOR THE PERIOD OF 13 YEARS: N/A**

**PART VIII: OPINION/CERTIFICATE:**

That as per documents referred to me, MDA Meerut, is an enacted body and discharges its duty for and on behalf of the State of Govt. Further as per Section 16 of the Land Acquisition Act, after acquisition, the acquired land vest in the Govt. being free from all encumbrances Whatsoever, no encumbrances is possible prior to the date of the execution of deeds executed by the MDA Meerut.

As per the inspection carried out of the relevant and legible records related with the property in question as available in the office of Sub-Registrar- Meerut from 2000 to **20/06/2025** and on the basis of the same this is to report that no registered encumbrances were found therein.

**PART IX: INSPECTION RECEIPT NO: 60 dated 20/06/2025 OF INSPECTION / TITLE SEARCH TAKEN AT THE OFFICE OF THE SUB REGISTRAR OF ASSURANCES: (RECEIPT ENCLOSED)**

**PART X: DOCUMENTS Seen & Verify**

Sr. No.	Date of Document	Name of Documents	Whether Original/ Photocopy
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Legal Checklist			
Serial	Other Provisions	Yes/No /NA	Remarks, If necessary
1	Whether property to be given as security is subject to any minor's claim/share.	No	
2	Whether property is affected by any revenue or tenancy obligations.	No	
3	Whether the use of land has been converted under land revenue law.	Yes	
4	Whether up-to dates Tax/Land Revenue has been paid.	NA	
5	Whether all the title documents for last 13 years have been scrutinized.	Yes	
6	Whether required documents are available for Verification.	Yes	
7	Whether all the previous owners had the right /competency to transfer of the property.	Yes	
8	Whether property has been transferred /to be transferred by POA holder of the original land owner in favor of the loan applicant.	NA	
11	Whether POA holder of the original land owner has/had authority under POA.	NA	
12	Whether POA recorded in SN 11 is registered.	NA	
13	Whether the property is lease land, If yes what is the tenure of the lease and what is the residual period left.	No	Freehold Hire Purchase Agreement
14	Whether the property/land is joint family property.	No	
15	Is the land /property/flat is subject to any reservations /acquisitions/requisitions.	No	

  
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**Note/Disclaimer:**

1. The report does not comment on: The technical regularity (adherence to bye laws/approvals) or otherwise of the said property, whether the said property is a subject matter of any pending legislation, ROC & Cersai Search, authenticity of the documents/examined. All the above said is outside the scope of the working reference to this report.

Please revert in case of any further clarification.

**Inspection Receipt No: 60**



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(भाग 1)

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखे जाने वाला)

क्रम संख्या 60

लेख्य या प्रार्थना-पत्र प्रस्तुत करने का दिनांक 20/6/25  
प्रस्तुतकर्ता या प्रार्थी का नाम  
लेख्य का प्रकार एक चर देसी 10  
तिफल की धनराशि  
1-रजिस्ट्रीकरण शुल्क  
2-प्रतिलिपिकरण शुल्क रु 200  
3-निरीक्षण या तलाश शुल्क  
4-मुख्तारनामा के अधिसूचनाकरण के लिये शुल्क 2000/- 2025  
5-कमीशन शुल्क  
6-विविध  
7-यात्रिक भत्ता 1000  
16 तक का योग 1100  
5 वसूल करने का दिनांक 11/07  
क, जब लेख्य प्रतिलिपि या तलाश प्रमाण पत्र  
करने के लिये तैयार होगा  
रीकरण अधिकारी के हस्ताक्षर

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कार्यालय उप निबंधक सदर प्रथम मेरठ जनपद मेरठ

आवेदन संख्या :2202525402614

प्रमाण संख्या :22025254002566

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

श्री- अनिल कुमार जैन पुत्र- - तहसील मेरठ जिला मेरठ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - रक्षापुरम, वार्ड/परगना- डिफैन्स कालोनी, आवासीय- मैसेर्स शकुंतलम प्राइवेट लिमिटेड , भूखंड संख्या 2/बीएल—02 , 2/बीएल-02

मे एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/07/2013 से दिनांक 30/06/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :01-07-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँडे 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 सम्बंधित 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।
5. 'प्रथम पक्ष' से तात्पर्य बंधक कर्ता से है और 'द्वितीय पक्ष' से तात्पर्य बन्धकी से है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **अदीबा खान।**  
मिलान करने वाले निबन्धन लिपिक : **अदीबा खान।**

ANJALI YADAV  
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उप निबंधक सदर प्रथम  
मेरठ

