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Date:-02-02.2022


LEGAL OPINION AS TO TRACING OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

Annexure – Report of Investigation of Title in respect of immovable Property

1.	Name of the Owner	M/s Vijay International a Partnership Firm Office 120 MK Puram Sikandara Agra through its partner Sh. Saurabh Agarwal S/o Sh. VK Agarwal R/o 19-IG Niwas Jai Ram Bagh Jagan Pur Agra		
2.	Name of the unit/concern/company/ person offering the property/(ies) as security	Partnership Firm		
3.	Complete or full description of the immovable property/(ies) offered as security including the following details.	Property i.e. Abadi Land measuring 2915.17 sq. mtrs. part of survey no. 1514 & 1513 situated at Pitambara Paradise Mauja Baipur Mustaki/Tehsil & Distt. Agra.		
	(a) Survey No.	Part of survey no. 1514 & 1513		
	(b) Door/House No. (in case of house property)	Not applicable		
	(c) Extent/area including plinth/built up area in case of house property	Not applicable		
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries	Property i.e. Abadi Land measuring 2915.17 sq. mtrs. part of survey no. 1514 & 1513 situated at Pitambara Paradise Mauja Baipur Mustaki/Tehsil & Distt. Agra. East - Sh Shivdham Colony West -Rasta North - Other Property South -Zonal Park		
4.	(a) Particulars of the documents scrutinized serially and chronologically.			
	(b) Nature of documents verified and as to whether they are originals or certified copies of registration extracts from the registering/ land/ revenue other authorities be examined			
	Sl. No.	Date	Name/ Nature of the Document	Original/Certified Copy/ Certified Extract/ Photocopy etc.
	1.	5-12-1989	POA	Copy
	2.	25.04.2001	Sale deed	Original
	3.	15.06.2004	Sale deed	Original
	4.	17-6-2010	Sale deed	Original
	5.	05.03.2014	Sale deed	Original
				POA dt 5-12-1989 regd on 05-12-1989 Bahi no 04 Vol no 672 page no 199 Sr no 2854 sale deed dated 25.04.2001 Regd.on 25.04.2001 Bahi No. 1 Vol. no.3366 Page No.21/56 Sr. no.1859. sale deed dated 15.06.2004 Regd.30.06.2004 Bahi No. 1 Vol. No. 5035 Page No.29/42 Sr. No.2721. sale deed dt 17-06-2010 Regd on 18-06-2010 Bahi no 1 Vol no 6965Page no 221/296 Sr no 2968 Sale deed dated 05.03.2014 Regd.on 06.03.2014 Bahi no. 1 Vol. No.8729 Page No.259/280 Sr. No.1035

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6.	05.03.2014	Sale deed	Original	Sale deed dated 05.03.2014 Regd.on 06.03.2014 Bahi no. 1 Vol. No.8729 Page No.203/258 Sr. No.1034
7	05.03.2014	Sale deed	Original	Sale deed dated 05.03.2014 Regd.on 06.03.2014 Bahi no. 1 Vol. No.8729 Page No.79/136 Sr. No.1030
8	05.03.2014	Sale deed		Sale deed dated 05.03.2014 Regd.on 06.03.2014 Bahi no. 1 Vol. No.8729 Page No.137/158 Sr. No.1031
9	05.03.2014	Sale deed		Sale deed dated 05.03.2014 Regd.on 06.03.2014 Bahi no. 1 Vol. No.8729 Page No.159/180 Sr. No.1032
10	05.03.2014	Sale deed	Original	Sale deed dated 05.03.2014 Regd.on 06.03.2014 Bahi no. 1 Vol. No.8729 Page No.181/202 Sr. No.1033
11	28.01.2021	POA	Copy	POA dated 28.01.2021. regd. on 28.01.2021 Bahi No. 4 Vol.No. 1032 page no. 263/282 Sr. No. 31
12	29.01.2021	Sale deed	Original	sale deed dated 29.01.2021 Regd.on 29.01.2021 Bahi No.1 st Vol. no.11100 page No.217/230. Sr. no.367
13	29.01.2021	Sale deed	Original	sale deed dated 29.01.2021 Regd.on 29.01.2021 Bahi No.1 st Vol. no.11100 page No.231/244. Sr. no.368.
14	05-02-2021	Sale deed	Original	sale deed dated 05-02-.2021 Regd.on 05-02-.2021 Bahi No.1 st Vol. no.11106 page No.379/392. Sr. no.482
15	30-1-2022	Khatoni	Copy	Not Applicable
16	11-08-2021	Lay out plan approved by ADA	Copy	Not Applicable
17	28-01-2022	Search Receipt & Certificate	Original	Not applicable
5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts alongwith the TIR)			Yes, Registered Documents are verified from Sub Registrar, Agra
6.	(a)	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?		No
	(b)	If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.		No
	(c)	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made ?		No
7.	(a)	Property offered as security falls within the jurisdiction of which sub-registrar office ?		Sub-Registrar Agra.
	(b)	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices ?		No


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	(c) Whether search has been made at all the offices named at (b) above ?	Yes
	(d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	No
8.	<p>After perusal of the enclosure and inspection of available records Index-2 in the</p> <p>The title of the intended mortgagor and his/its predecessors in interest from the mother deed to the latest title deed and whenever minors' interest or other clog on title is involved, for a further period depending on the deed for clearance of such clog on the title.</p> <p>After inspection of the Revenue records available for the last 13 years and perusal of the enclosures it becomes clear that Initially Shram Jivi Sahakari Avas Samitee Ltd. Agra through its secretary Sh. Ashok Kumar Kulsrestha S/o Sh. Girraj Kishore Kulshrestha was found recorded Bhoomidhar with transferable right of land survey No. 1514 area 0.3590 Hect. Of Mauja Bai Pur Mustkil Tehsil & Distt. Agra since 1403 Crop Yewar i.e. Year 1996.</p> <p>Thereafter said Society sold and transferred the land survey No. 1514 area 0.3590 Hect. to Smt. Manju Jain W/o Sh. Pawan Kumar Jain R/o Delhi Gate Agra vide sale deed dated 25.04.2001 Regd. on 25.04.2001 Bahi No. 1 Vol. no. 3266 Page No. 21/56 Sr. no. 1859.</p> <p>Sh. Duli Chand S/o Shiv Ram was found recorded Bhoomidhar with transferable right of land survey No. 1513 M area 0.0110 Hect. Of Mauja Bai Pur Mustkil Tehsil & Distt. Agra.</p> <p>Sh. Duli Chand executed POA of said land survey no 1513 M area 3-0-19 in favour of Sh. Bal Kishan Agarwal S/o Sh. Baij Nath Agarwal R/o 224 Sultan Pura Agra Cant Agra on 5-12-1989 regd on 05-12-1989 Bahi no 04 Vol no 672 page no 199 Sr no 2854</p> <p>Sh. Bal Kishan Agarwal P.A. Holder Sh. Duli Chand sold & transferred the said plot area 110 Sq mtr of survey no 1513M to Smt. Manju Jain vide sale deed dated 15.06.2004 Regd. on 30.06.2004 Bahi No. 1 Vol. No. 5035 Page No. 29/42 Sr. No. 2721</p> <p>Thereafter later on Said Smt. Manju Jain sold and transferred the total land area 3700 Sq. Mtr. of survey No. 1513 & 1514 of mauja Bai pur Tehsil and Distt. Agra to Shree Ganesham Coloniser and DEVELOPERS THROUGH ITS Partner Sh. Gaurav Kumar Singh S/o Sh. KP Singh R/o Gul mohar Enclave Shamsabad Road Agra. vide sale deed dt 17-06-2010 Regd on 18-06-2010 Bahi no 1 Vol no 6965 Page no 221/296 Sr no 2968</p> <p>Thereafter Said Sh. Ganesham Colonizer and developers through its Partner</p> <ol style="list-style-type: none"> 1. Ranveer Singh S/o SH. Veer Singh 2. Joti Singh W/o Devendra Singh 3. Smt. Divya Singh W/o Sh. Deepak Singh 4. Smt. Manju Rani W/o Sh. Atar Singh 5. Saurabh Singh Gaurav Singh S/o KP Singh sold and transferred the said Land by executing following sale deeds --- <ol style="list-style-type: none"> 1. Sale deed dated 05.03.2014 Regd. on 06.03.2014 Bahi no. 1 Vol. No. 8729 Page No. 259/280 Sr. No. 1035. in respect of Plot area 158.24 Sq., mtr. Part of survey no. 1514 mauja Baipur Tehsil & Distt. Agra executed in favour of Smt. Anita Gupta W/o Sh. Arun Kumar Gupta 2. Sale deed dated 05.03.2014 Regd. on 06.03.2014 Bahi no. 1 Vol. No. 8729 Page No. 203/258 Sr. No. 1034. in respect of Plot area 1109.82 Sq., mtr. Part of survey no. 1514 mauja Baipur Tehsil & Distt. Agra executed in favour of Aditya Build Cone through prtner Sh. Alok Gupta S/o Sh. Aditya Kumar Gupta and Arun Gupta S/o Sh. Jamadar Gupta 3. Sale deed dated 05.03.2014 Regd. on 06.03.2014 Bahi no. 1 Vol. No. 8729 Page No. 79/136 Sr. No. 1030 in respect of Plot area 1090.03 Sq. mtr. Part of survey no. 1514 mauja Baipur Tehsil & Distt. Agra executed in favour of Aditya Build Cone through prtner Sh. Alok Gupta S/o Sh. Aditya Kumar Gupta and Arun Gupta S/o Sh. Jamadar Gupta. 4. Sale deed dated 05.03.2014 Regd. on 06.03.2014 Bahi no. 1 Vol. No. 8729 Page No. 137/158 Sr. No. 1031. in respect of Plot area 196.43 Sq. mtr. Part of survey no. 1514 mauja Baipur Tehsil & Distt. Agra executed in favour of Smt. Rashmi Gupta W/o Sh. Alok Gupta. 5. Sale deed dated 05.03.2014 Regd. on 06.03.2014 Bahi no. 1 Vol. No. 8729 Page No. 159/180 Sr. No. 1032. in respect of Plot area 153.30 Sq., mtr. Part of survey no. 1514 mauja Baipur Tehsil & Distt. Agra executed in favour of Smt. Kamla Devi W/o Sh. Aditya Kumar Gupta 	


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	<p>6. Sale deed dated 05.03.2014 Regd.on 06.03.2014 Bahi no. 1 Vol. No.8729 Page No.181/202 Sr. No.1033.in respect of Plot area 110 Sq. mtr. Part of survey no. 1514 mauja Baipur Tehsil & Distt. Agra executed in favour of Sh. Alok Gupta S/o Sh. Aditya Kumar Gupta.</p> <p>Later on said Smt. Rashmi Gupta and Sh. Alok Gupta PA Holder of Smt. Kamla Devi (POA dated 28.01.2021. regd. on 28.01.2021 Bahi No. 4 Vol.No. 1032 page no. 263/282 Sr. No. 31) sold and transferred the plot area 196.43 Sq. Mtr. and Ind Plot area 193.30 Sq Mtrs . to M/s Vijay International Office 120 MK Puram Sikandara Agra through partner Sh. Saurabh Agarwal S/o Sh. VK Agarwal R/o 19-IG Niwas Jai Ram Bagh Jagan Pur Agra vide sale deed dated 29.01.2021 Regd.on 29.01.2021 Bahi No.1st Vol. no.11100 page No.217/230, Sr. no.367.</p> <p>Later on Aditya Buildcone a Partnership Firm through its partner Sh. Alok Gupta and Sh. Arun Kumar gupta sold and transferred the plot area 1109.82 Sq. Mtr. of survey No.1514 and Second Property land area 1090.03 Sq. mtr.of Survey No. 1514 total area 2199.85 Sq. Mtr. to M/s Vijay International Office 120 MK Puram Sikandara Agra through partner Sh. Saurabh Agarwal S/o Sh. VK Agarwal R/o 19-IG Niwas Jai Ram Bagh Jagan Pur Agra vide sale deed dated 29.01.2021 Regd.on 29.01.2021 Bahi No.1st Vol. no.11100 page No.231/244. Sr. no.368.</p> <p>Further said Sh. Alok Gupta and Smt Anita Gupta sold and transferred the plot area 167.88 Sq. Mtr. of survey No 1513,1514 and Second Property land plot area 158.24 Sq. mtr.of Survey No. 1514 total area 326.12 Sq. Mtr. to M/s Vijay International vide sale deed dated 05-02-.2021 Regd.on 05-02-.2021 Bahi No.1st Vol. no.11106 page No.379/392. Sr. no.482</p> <p>After having purchased the said land present owner M/s Vijay International got its name mutated in revenue paper. Thereby M/s Vijay International. became the owner of. Total area 2915.70 Sq Mtrs of survey No. 1513 1514 Mauja Baipur tehsil A& Distt. Agra.</p> <p>After having purchased the said land M/s Vijay International a Partnership Firm Office 120 MK Puram Sikandara Agra through its partner developed and promoted a residential Scheme under the name and "STYLE Pitambara Paradise " at Mauja haipur Tehsil and Distt. Agra.and Carved out different type of plot as per lay out duly sanctioned by Agra development Agra. dt 11-08-2021</p> <p>Now said M/s Vijay International a Partnership Firm Office 120 MK Puram Sikandara Agra through its partners is the absolute owner having marketable title of the subject property as owner of the same said M/s Vijay International a Partnership Firm through its partners is entitled to execute the sale deeds .in respect of plot/unit of said scheme.</p>	
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Full ownership Rights
10.	If leasehold, whether;	Not Applicable
(a)	Lease Deed is duly stamped and registered	Not Applicable
(b)	Lessee is permitted to mortgage the Leasehold right;	Not Applicable
(c)	Duration of the Lease/unexpired period of lease,	Not Applicable
(d)	If a sub-lease, check the lease deed in favor of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable
(e)	Whether the lease hold rights permits for the creation of any superstructure (if applicable)?	Not Applicable
(f)	Right to get renewal of the leasehold rights and nature thereof.	Not Applicable
11.	If Government grant/ allotment/ Lease-cum/ Sale Agreement, whether grant/ agreement etc. provides for alienable right to the mortgage with or without conditions, the mortgagor is competent to create charge on such property, whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not Applicable
12.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not Applicable
13.	If the property has been transferred by way of Gift/Settlement Deed, whether.	Not Applicable
(a)	The Gift/Settlement is duly stamped and registered	Not Applicable
(b)	The Gift/Settlement Deed has been attested by two witnesses.	Not Applicable
(c)	The Gift/Settlement Deed transfers the property to Donee,	Not Applicable
(d)	Whether the Donee has accepted the gift signing the Gift/Settlement Deed or by a separated writing or by implication or by actions	Not Applicable


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	(e)	Whether there is any restriction on the Donor in executing the gift/settlement deed in question.	Not Applicable
	(f)	Whether the Donor is in possession of the gifted property.	Not Applicable
	(g)	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage.	Not Applicable
	(h)	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
14.	(a)	In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/ procedure to be followed to create a valid and enforceable mortgage.	Not Applicable
	(b)	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
	(c)	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not Applicable
	(d)	In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	Not Applicable
	(e)	Whether any of the documents in question are executed in counterparts or in more than one set ? if so, additional precautions to be taken for avoiding multiple mortgages?	Not Applicable
15.		Whether the file documents include any testamentary documents/wills ?	Not Applicable
	(a)	In case of wills, whether the will is registered will or unregistered will ?	Not Applicable
	(b)	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court ?	Not Applicable
	(c)	Whether the property is mutated on the basis of will ?	Not Applicable
	(d)	Whether the original will is available ?	Not Applicable
	(e)	Whether the original death certificate of the testator is available ?	Not Applicable
	(f)	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator ? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained)	Not Applicable
16.	(a)	Whether the property is subject to any wakf rights ?	Not Applicable
	(b)	Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties ?	Not Applicable
	(c)	Precautions/permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
17.	(a)	Where the property is a HUF/Joint Family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not Applicable
	(b)	Please also comment on any other aspect which may adversely affect the validity of security in such cases ?	Not Applicable
18.	(a)	Whether the property belongs to any trust or is subject to the rights of any trust ?	Not Applicable
	(b)	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	Not Applicable
	(c)	If so additional precautions/permissions to be obtained for creation of valid mortgage ?	Not Applicable
	(d)	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
19.	(a)	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage	No
	(b)	In case of agricultural property other relevant records/ documents as per local laws if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	No
	(c)	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	Lay out for Residential scheme has been sanctioned by Agra Development Authority Agra
	(d)	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ	Not Applicable


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		regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	
20.	(a)	Whether the property is subject to any pending or proposed land acquisition proceedings?	Obtain Affidavit from the title holder
	(b)	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	Not Applicable
21.	(a)	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Obtain Affidavit from the title holder.
	(b)	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable
	(c)	Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/markings.	Not Applicable
22.	(a)	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Belong to Partnership Firm, deed is properly registered.
	(b)	Property belonging to partners, whether thrown on hotchpotch? Whether formalities for the same have been completed as per applicable laws?	Yes As per applicable law
	(c)	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	All the partners shall execute proposed sale deed
	(d)	Whether the property belongs to a Limited Company, check the Borrowing powers, Board Resolution, authorization to create mortgage/ execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association/Provision for Common Seal etc.	Not Applicable.
	(e)	In case of Societies, Association the required authority/power to borrower and whether the mortgage can be created and the requisite resolutions, bye-laws	Not Applicable
23.	(a)	Whether any POA is involved in the chain of title ?	Yes. ✓
	(b)	Whether the POA involved is one coupled with interest i.e. a Development Agreement cum Power of Attorney. If so please clarify whether the same is a registered document and hence it has created an interest in favor of the builder/developer and as such is irrevocable as per law.	Not applicable
	(c)	In case the title document is executed by the POA holder please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/Firms/Individual or Proprietary Concerns in favor of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs Agreements of Sale, Sale Deeds, etc. in favor of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA)	Individual
	(d)	In case of Builder's POA whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not Applicable
	(e)	In case of Common POA (i.e. POA other than Builder's POA) please clarify the following clauses in respect of POA	
	(i)	Whether the original POA is verified and the title investigation is done on the basis of original POA ?	Inspection is not allowed of index 04
	(ii)	Whether the POA is a registered one ?	POA is a registered one
	(iii)	Whether the POA is a special or general one ?	POA is a general
	(iv)	Whether the POA contains a specific authority for execution of the title document in question?	Yes
	(f)	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question ? (Please clarify whether the same has been ascertained from the office of Sub-Registrar also ?)	Inspection is not allowed of index 04
	(g)	Please comment on the genuineness of POA ?	Not applicable
	(h)	The unequivocal opinion on the enforceability and validity of the POA ?	Not applicable
	(i)	Whether mortgage is being created by a POA holder, check genuineness of the power of Attorney and the extent of the powers given therein and whether the same is properly executed stamped/authenticated in terms of the Law of the place, where it is executed.	Not applicable
24.		If the property is flat/apartment or residential/ commercial complex, check and comment on the following.	Residential Scheme
	(a)	Promoter's/Land Owner's title to the land/building.	Clear
	(b)	Development Agreement/Power of Attorney.	Not applicable
	(c)	Extent of authority of the Developer/builder.	Not applicable
	(d)	Independent title verification of the Land and/or building in question.	Full Ownership
	(e)	Agreement for sale (duly registered)	Not Applicable


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	(f)	Payment of proper stamp duty.	Proper stamp Duty
	(g)	Requirement of registration of sale agreement, development agreement, POA, etc.	Not applicable
	(h)	Approval of building plan, permission of appropriate/local authority etc.	Required at the time of construction
	(i)	Conveyance in favor of Society/ Condominium concerned.	Not applicable
	(j)	Occupancy Certificate/allotment letter/letter of concerned.	Not applicable
	(k)	Membership details in the Society etc.	Not applicable
	(l)	Share Certificates.	Not applicable
	(m)	No objection Letter from the Society.	Not applicable
	(n)	All legal requirements under the local/Municipal laws, regarding ownership of flats/ Apartments/ Building Regulations Development Control Regulations, Co-operative Societies Laws etc.	Not applicable
	(o)	Requirements for noting the Bank charges on the records of the Housing Society, if any :	Not applicable
	(p)	If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	Lay out for Residential scheme has been sanctioned by Agra Development Authority Agra
	(q)	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Not applicable
	(s)	Encumbrances, Attachments and/or claims whether of Government, Central or State or other Local authorities or Third Party Claims, Liens etc. and details thereof	Not Applicable
25.		The period covered under the Encumbrances Certificate and the name of the person in whose favor the encumbrances is created and if so, satisfaction of charge, if any.	2009 to 2022
26.		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy ?	Not Applicable
	(a)	Urban Land Ceiling, whether required and if so, details thereon.	Not Applicable
	(b)	Whether No Objection Certificate under the Income Tax Act is required/obtained.	Not Applicable
27.		Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question.	Not Applicable
28.		Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records ?	Name of mortgagor is reflected as owner in the revenue Papers
29.	(a)	Whether the property offered as security is clearly demarcated ?	Yes
	(b)	Whether the demarcation/partition of the property is legally valid ?	Yes
	(c)	Whether the property has clear access as per documents ?	Yes
30.		Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny ?	Yes
	(a)	Document in relation to electricity connection.	Obtain from borrower
	(b)	Document in relation of water connection.	Obtain from borrower
	(c)	Document in relation to Sales Tax Registration, if any applicable.	Not applicable
	(d)	Other utility bills if any.	Not applicable
31.		In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation utility bills etc.) or the actual current boundary? If so please elaborate/ comment on the same.	No
32.		If the valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comment on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently on making the same available to the advocate)	Not Applicable
33.		Any bar/restriction for creation of mortgage under any local or special enactment, details of proper registration of documents, payment of proper stamp duty etc.	No
34.		Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security ?	Yes
35.		In case of absence or original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard.	Not Applicable
36.		Whether the governing law/constitution documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Not Applicable


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37.	Additional aspects relevant for investigation of title as per local laws.	Not Applicable
38.	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	Not Applicable
49.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/s Vijay International a partnership Firm through its partners

Signature of the Advocate


Annexure - C

Certificate of Title

I have examined the Certified Copy Title Deeds intended to be deposited relating to the schedule property(ies) and offered as security by way of "Equitable Mortgage" and that the document of title referred to in the Opinion are valid evidence of Right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that

1. I have examined the Documents in details, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
2. I confirm having made a search in the Land/Revenue records. I also confirm having verified and checked the records of the relevant Government Offices/Sub-Registrar(s) Office(s), Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable) I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
3. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned office, and encumbrances certificate (EC), I hereby certify that genuineness of the Title Deeds. (Suspicious/Doubt, if any has been clarified by making necessary enquiries)
4. There are no prior Mortgage/Charges/Encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 2009 to 2021 pertaining to the Immovable Property (ies) covered by above said Title Deeds. The property is free from Encumbrance
5. In case of second/subsequent charge in favor of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgage and the Bank (Delete, whichever is inapplicable) **Not applicable.**
6. Minor(s) and his/their interest in the property(ies) is to the extent of (specify the share of the Minor with Name) (Strike out if not applicable) **Not applicable.**
7. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower M/s Vijay International Partnership Firm
8. I certify that M/s Vijay International Partnership Firm has absolute, clear and Marketable title over the Schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable
9. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage.

1.	5-12-1989	POA	Copy	POA dt 5-12-1989 regd on 05-12-1989 Bahi no 04 Vol no 672 page no 199 Sr no 2854
2.	25.04.2001	Sale deed	Original	sale deed dated 25.04.2001 Regd.on 25.04.2001 Bahi No. 1 Vol. no.3366 Page No.21/56 Sr. no.1859.
3.	15.06.2004	Sale deed	Original	sale deed dated 15.06.2004 Regd.30.06.2004 Bahi No. 1 Vol. No. 5035 Page No.29/42 Sr. No.2721.
4.	17-6-2010	Sale deed	Original	sale deed dt 17-06-2010 Regd on 18-06-2010 Bahi no 1 Vol no 6965Page no 221/296 Sr no 2968
5.	05.03.2014	Sale deed	Original	Sale deed dated 05.03.2014 Regd.on 06.03.2014 Bahi no. 1 Vol. No.8729 Page No.259/280 Sr.


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					No.1035
6.	05.03.2014	Sale deed	Original	Sale deed dated 05.03.2014 Regd.on 06.03.2014 Bahi no. 1 Vol. No.8729 Page No.203/258 Sr. No.1034	
7	05.03.2014	Sale deed	Original	Sale deed dated 05.03.2014 Regd.on 06.03.2014 Bahi no. 1 Vol. No.8729 Page No.79/136 Sr. No.1030	
8	05.03.2014	Sale deed		Sale deed dated 05.03.2014 Regd.on 06.03.2014 Bahi no. 1 Vol. No.8729 Page No.137/158 Sr. No.1031	
9	05.03.2014	Sale deed		Sale deed dated 05.03.2014 Regd.on 06.03.2014 Bahi no. 1 Vol. No.8729 Page No.159/180 Sr. No.1032	
10	05.03.2014	Sale deed	Original	Sale deed dated 05.03.2014 Regd.on 06.03.2014 Bahi no. 1 Vol. No.8729 Page No.181/202 Sr. No.1033	
11	28.01.2021	POA	Copy	POA dated 28.01.2021. regd. on 28.01.2021 Bahi No. 4 Vol.No. 1032 page no. 263/282 Sr. No. 31	
12	29.01.2021	Sale deed	Original	sale deed dated 29.01.2021 Regd.on 29.01.2021 Bahi No.1 st Vol. no.11100 page No.217/230. Sr. no.367	
13	29.01.2021	Sale deed	Original	sale deed dated 29.01.2021 Regd.on 29.01.2021 Bahi No.1 st Vol. no.11100 page No.231/244. Sr. no.368.	
14	05-02-2021	Sale deed	Original	sale deed dated 05-02-2021 Regd.on 05-02-2021 Bahi No.1 st Vol. no.11106 page No.379/392. Sr. no.482	
15	30-1-2022	Khatoni	Copy	Not Applicable	
16	11-08-2021	Lay out plan approved by ADA	Copy	Not Applicable	
17		REFRA Registration	Copy	Not applicable	
18		Partnership deed	Copy	Not applicable	
19	28-01-2022	Search Receipt & Certificate	Original	Not applicable	

Note:- 1- Obtain statement of account for confirmation of payment of post dated cheques mentioned in above detailed sale deeds.

2- Some Plot are pledged with ADA as mentioned in copy of lay out Hence at the time of transfer or mortgage release letter from ADA is required.

3- Copy of khasra recorded as Abadi of subject land is required

Yours faithfully



Pradeep Kulshrestha Advocate

Off.- F-7, 88 Dushyant Nagar

Paschimपुरी Road Agra

Mob - 9412301246, 9319568416

भुगतान पावती
उत्तर प्रदेश सरकार
निबन्धन कार्यालय - भुगतान पावती

आवेदन संख्या : 2202200100254
आवेदन तिथि : 01/02/2022
आवेदक का नाम : : पृदीप कुल
मोबाइल संख्या : 9412301246

भुगतान का विवरण

भुगतान विधि : ई भुगतान
पंजीकरण राशि : 100
भुगतान तिथि : 01/02/2022
भुगतान पावती संख्या : 202200100217
प्राप्तकर्ता अधिकारी का नाम : संदीप राकसैना
(प्राप्तकर्ता अधिकारी का हस्ताक्षर) (आवेदक का हस्ताक्षर)

कार्यालय उपनिबंधक सदर प्रथम आगरा जनपद आगरा

आवेदन संख्या : 2202200100254

प्रमाण संख्या : 22022001000281

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

श्री पृदीप कुल पुत्र LATE SH. MAHAVEER PRASAD 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 - बाईपुर मुस्तकिल शेष खसरा नम्बरान, वार्ड/परगना - बाईपुर, आवासीय - M/s Vijay International Office 120MK Puram Sikandara Agra By Partner Sh. Saurabh Agarwal S/o Sh. VK Agarwal R/o 19 IG Niwas Jay Ram Bagh Jaganpur Agra , land area 2860.14 Sq. Mtr. Part of survey No. 1513,1514 Pitambara Paradise Mauja Bainpur Mustkil Tehsil & Distt. Agra East-Sh. Shiv Dham West-Rasta North-Others Property South-Zonal Park ,

मै एततद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2011 से दिनांक 27/01/2022 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक : 01-02-2022

नोट - 1. इस प्रमाण पत्र के सम्बन्धित विवरण आवेदक द्वारा दिये गए सम्पत्ति के ब्यारे के आधार पर दिये गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में सम्पत्ति के आवेदक द्वारा

आवेदन में दिये गए वर्णन से किसी दुरारे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. बंछित 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 सम्पत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक : संदीप सक्सेना नि०लि०।

निलान करने वाले निबन्धन लिपिक : संदीप सक्सेना नि०लि०।

उपनिबंधक सदर प्रथम
आगरा