

RAJENDRA PRASAD SHUKLA
Advocate

Office:
2/4, Tagore Town, Prayagraj

Dated: 5th April, 2021

SPECIAL REPORT ON TITLE

Reg:- Property of Khasara No. 140, 141, 143 (Minjumala), 144, 146 (Minjumala) and 147; situated at village- Dabhaon, Pargana – Arail, Tehsil- Karchhana, District- Allahabad (Now Prayagraj) presently known as "IMPERIAL GREEN" belonging to Dr. (Mrs.) Vandana Bansal wife of Late Dr. A.K. Bansal resident of 162, Bai Ka Bagh, Allahabad (Now Prayagraj).

A. PARTICULARS:

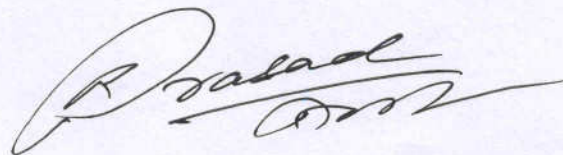
1.	Name of the Title Holder	Dr. (Mrs.) Vandana Bansal wife of late Dr. A.K. Bansal R/o 162, Bai Ka Bagh, Allahabad (Now Prayagraj).
2.	Details of Property	Khasara No. 140, Area- 6080 Sq. Meters; Khasara No. 141, Area- 1600 Sq. Meters; Khasara No. 143 (Minjumala), Area- 970 Sq. Meters; Khasara No. 144, Area- 680 Sq. Meters; Khasara No. 146 (Minjumala), Area- 2250 Sq. Meters and Khasara No. 147, Area- 2760 Sq. Meters; Total 6 Gata, total Area- 15340 Sq. Meters; All Plots situated in village- Dabhaon, Pargana-Arail, Tehsil- Karchhana, District- Allahabad (Now Prayagraj) presently known as "IMPERIAL GREEN".

B. INVESTIGATIONS:

1.	Details of Title Deed(s)	I. Dr. (Mrs.) Vandana Bansal purchased 2985 Sq. Meters land; out of total Area- 6080 Sq. Meters, of Khasara No. 140; 796 Sq. Meters land; out of Total Area- 1600 Sq. Meters; of Khasara No.141 and 483 Sq. Meters land; out of total Area-970 Sq. Meters
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	of Khasara No. 143 (Minjumala); Total Area- 4264 Sq. Meters; situated in village- Dabhaon, Pargana- Arail, Tehsil- Karchhana, District- Allahabad from its previous owner Mr. Kamla Prasad Agarwal son of Sri Suraj Mal Agarwal through Attorney Holder Sri Saket Devra son of Mr. Ashok Kumar Devra vide registered sale deed dated 06.2.2001, registered in Bahi No.1, Zild 105, in pages 21 to 40, at Sl. No. 1770, on 19.06.2001 in the Office of Sub Registrar- Karchhana, Allahabad. A true copy of sale deed dated 06.02.2001 is enclosed herewith. II. Dr. (Mrs.) Vandana Bansal also purchased 3070 Sq. Meters land; out of Total Area- 6080 Sq. Meters; of Khasara No. 140; 796 Sq. Meters land; out of total Area- 1600 Sq. Meters of Khasara No. 141 and 483 Sq. Meters land; out of Total Area- 970 Sq. Meters, of khasara No. 143 (Minjumala) Total Area- 4349 Sq. Meters; situated in village- Dabhaon, Pargana- Arail, Tehsil- Karchhana, District- Allahabad from its previous owner Kamla Prasad Agarwal son of Mr. Suraj Mal Agarwal through Attorney Holder Sri Saket Devra son of Mr. Ashok Kumar Devra vide registered sale deed dated 06.02.2001, registered in Bahi No.1, Zild 105, in the office of Sub Registrar-Karchhana, Allahabad. A true copy of sale deed dated 06.02.2001 is enclosed herewith. III. Dr. (Mrs.) Vandana Bansal also purchased 131.91 Sq. Meters land of khasara Nos. 140, 141 and 143; situated in village- Dabhaon, Pargana- Arail, Tehsil- Karchhana, District- Allahabad from its previous owner Kamla Prasad Agarwal son of Mr. Suraj Mal Agarwal through Attorney Holder Sri Saket Devra son of Sri Ashok Kumar Devra vide registered sale deed dated
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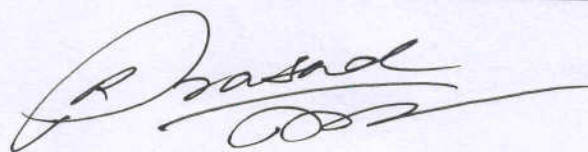


20.04.2001, registered in Bahi No.1, Zild 56 in pages 159 to 180, at Sl. No. 1137, on 24.04.2001 in the office of Sub Registrar-Karchhana, Allahabad. A true copy of sale deed dated 20.04.2001 is enclosed herewith.

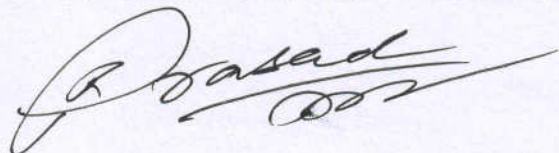
AND THUS Dr. (Mrs.) Vandana Bansal became owner of khasara No. 140, Area-6080 Sq. Meters; khasara No. 141, Area-1600 Sq. Meters and Arazi No. 143 (Minjumla) Area-970 Sq. Meters. Total 3 Gata, Total Area-8650 Sq. Meters; All plots situated in village-Dabhaon, Pargana-Arail, Tehsil-Karchhana, District- Allahabad and she entered into registered Builder's Agreement dated 19.10.2013 with M/s Tulsiani HK Infra Housing Pvt. Limited through its Director Sri Hemant Kumar Sindhvi regarding the aforesaid plots/property. A true photo copy of registered Builder's Agreement is enclosed herewith.

IV. Dr. A.K. Bansal purchased khasara No. 144, area- 680 Sq. Meters and khasara No. 146 (Minjumla) area- 2760 Sq. Meters; Total Area- 3440 Sq. Meters; situated in village- Dabhaon, Pargana- Arail, Tehsil- Karchhana, District- Allahabad from its previous owner Mr. Kamla Prasad Agarwal son of Sri Suraj Mal Agarwal through Attorney Holder Sri Saket Devra son of Sri Ashok Kumar Devra vide registered sale deed dated 06.02.2001, registered in Bahi No.1 to 20, at Sl. No. 1769, on 19.06.2001 in the Office of Sub Registrar-Karchhana, Allahabad. A true copy of sale deed dated 06.02.2001 is enclosed herewith.

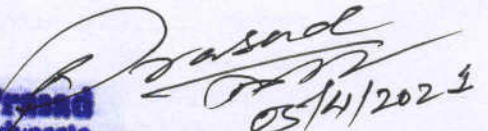
V. Dr. A.K. Bansal also purchased khasara No. 145, Area-340 Sq. Meters and khasara No. 147, Area- 2760 Sq. Meters; situated in village- Dabhaon, Pargana- Arail, Tehsil- Karchhana,



		District- Allahabad from its previous owner Kamla Prasad Agarwal son of Mr. Suraj Mal Agarwal through Attorney Holder Sri Saket Devra son of Sri Ashok Kumar Devra vide registered sale deed dated 06.02.2001, registered in Bahi No.1, Zild 105, in pages 63 to 86, at Sl. No. 1772, on 19.06.2001 in the office of Sub Registrar- Karchhana, Allahabad. A true copy of sale deed is enclosed herewith. VI. Dr. A.K. Bansal also purchased 125.29 Sq. Meters land part of khasara Nos. 144, 145, 146 (Minjumla) and 147; situated in village- Dabhaon, Pargana-Arail, Tehsil- Karchhana, District- Allahabad from its previous owner Sri Kamla Prasad Agarwal son of Suraj Mal Agarwal through Attorney Holder Sri Saket Devra son of Sri Ashok Kumar Devra vide registered sale deed dated 20.04.2001, registered in Bahi No.1, Zild 56 in pages 143 to 158 at Sl. No. 1136 on 24.04.2001 in the office of Sub Registrar- Karchhana, Allahabad. A true copy of sale deed dated 20.04.2001 is enclosed herewith. AND THUS Dr. A.K. Bansal became owner of khasara No. 144, area- 680 Sq. Meters, khasara No. 146 (Minjumla) area- 2250 Sq. Meters and khasara No. 147, area- 2760 Sq. Meters; total 3 Gata, Total Area- 5690 Sq. Meters; all plots situated in village- Dabhaon, Pargana- Arail, Tehsil- Karchhana, District- Allahabad and he entered into registered Builder's Agreement dated 19.10.2013 with M/s Tulsiani HK Infra Housing Pvt. Limited; through its Director Sri Hemant Kumar Sindhi regarding the aforesaid plots/ property. A true copy of registered Builder's Agreement dated 10.10.2013 is enclosed herewith. Dr. A.K. Bansal died on 12.01.2017 and after his death Sr. (Mrs.) Vandana Bansal
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		became owner of the aforesaid property.
2.	Whether title Deed(s) given to the counsel are original or copy of the documents?	As above
3.	Whether documents given raise any doubt or suspicion ?	No
4.	Whether the particulars of registration as given in the title deed(s) shown to the counsel tally with the particulars as stated in the Registration record ?	Yes
5.	Whether there is any restrictions regarding the property ?	No
6.	Whether any defect in the title of the person?	No
7.	Whether property in question is free from encumbrance ?	Inspection conducted by me since 06.02.2001 up till date (for which the record is ready available for inspection) in the office of Sub Registrar-Karchhana, Allahabad (Now Prayagraj) do not disclose any encumbrance.


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