

JAIJIT KUMAR SINGH**Advocate:- GAYA****Residence:- Sumitra Bhawan, New Area Nutan Nagar, Gaya**

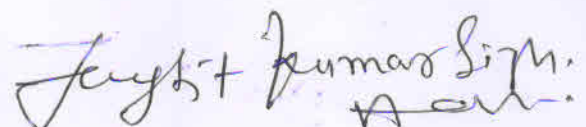
Ref No.: RERA/7K/GA2P/GT/NEC/18/2018

Date .15./02./18.....

I have examined the original documents and my findings are

1. Smt. Indira Sen Gupta, purchased land (Khata No: 90, Plot No: 4829) from Rampati Singh alias Ramban Singh s/o Sri Late Govind Singh self and on-behalf of minor son Maheshwari Prasad Singh under three registered sale deed all dated 09.09.1960 being 1) First deed no. 12936/1961, 2) Second Deed No. 12937/1961 3) Third Deed No. 12938/1961 in the Registry Office Gaya and the holding thereon is assessed to Municipal Tax vide Holding No 83/101/23 (old), 45 (new).
2. Late Ram Narayan Gupta purchased land (Khata No: 90, Plot No: 5633) from Sri Mukund Pandey S/O Late Ram Gulam Pandey resident of mauza Sahiya Pargana Maher P.S. Mofassil in the district of Gaya under a registered sale deed dated 29.12.1951 being Sale Deed No. 15291. Late Ram Narayan Sengupta was recorded in the Municipal records and was getting receipt in proof there of vide Holding No. 21/22
3. Smt. Uma Rukhaiyar and Smt. Sakuntla Rukhaiyar purchased land (Khata No: 90, Plot No: 5634) 14832 sqft (9 kattha, 4 dhur) of land from Sri Mukund Pandey S/O Late Ram Gulam Pandey resident of mauza Sahiya Pargana Maher P.S. Mofassil in the district of Gaya through registered sale dated 10.12.1957 being Deed no. 12777 with registry Office Gaya jointly with Smt. Sakuntla Rukhaiyar which was later on partitioned under a registered Taksimnama dated 26.11.1974 being Deed No. 17217 & 17218 and registered sale dated 07.02.1975 in which the said Smt. Uma Rukhaiyar got the 8240 sqft of land, more particularly described in Schedule II of this Dev. Agreement. The name of the said Smt. Uma Rukhaiyar assessed Municipal tax and she is paying Tax and getting receipt in proof thereof.
4. All three land purchasers have got the land mutated in their name. They have also paid the land revenue and municipal tax. The Malguzari receipt are being timely paid.

All the examined documents are genuine, legal and valid. As such the Gharana Associate Infra Promoters Pvt. Ltd. Company through its director Sri Sanjay Kumar has clear marketable title over the property in question and he is competent to do construction work.



Jayjit Kumar Singh
Advocate
Enrolment-1943/1999

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Advocate
Gaya