

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

अधिनियमक सदर तृतीय

क्रम संख्या 2025013004471

अलीगढ़

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 17/02/2025

प्रस्तुतकर्ता या प्रार्थी का नाम पंकज गुप्ता एड०

लेख का प्रकार गुआयना

2012 वर्ष से 2025 तक

प्रतिफल की धनराशि 100

1. रजिस्ट्रेशन शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुहताब के अधिप्रसाधीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यादिक जमा

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 17/02/2025

दिनांक जब लेख प्रतिलिपि या तलाश 17/02/2025

प्रार्थना पत्र वापस करने के लिए तैयार किया

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

भाग 1

भाग 1 की प्रतिलिपि पर फिर से तलाश जारी करना

अधिनियमक सदर तृतीय

क्रम संख्या 2025013004471

अलीगढ़

अधिनियम 16 1908 की धारा 52 के अंतर्गत जारी

प्रस्तुतकर्ता या प्रतिलिपि या तलाश प्रमाण पत्र के लिए प्रार्थी का नाम
पंकज गुप्ता एड०

2012 वर्ष से 2025 वर्ष तक

निष्पादक का नाम

लेख का प्रकार गुआयना

प्रतिफल की धनराशि 100

प्रार्थना पत्र प्रस्तुत करने का दिनांक 17/02/2025

दिनांक जब लेख प्रतिलिपि 17/02/2025

या तलाश प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

उपनिबन्धक
तृतीय कोल, अलीगढ़

Pankaj Gupta
Advocate
Chamber No. 7
Civil Courts, Aligarh

Residence:-
4/23 Chase compound
Jail Road, Aligarh
Off. Katra Street, Aligarh

Resi: 0571-2420443, Mob. 9897148198

To,
The Chief Manager
Punjab National Bank
Aligarh

SPECIAL REPORT ON TITLE

Reg: Land measuring 0.6340 hectare which is part of khasra plot no. 202 minzumla situated at village Harduaganj pargana & tehseel Koil Ramghat Road Aligarh owned by M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh

Aspects to be considered	Counsel's Statement
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A. Particulars

- | | |
|--|--|
| 1. Name of borrower with address | M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh |
| 2-Name of the person offering mortgage | M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh |
| 3. Details of the property to be mortgaged
As per sale deed | Land measuring 0.6340 hectare which is part of khasra plot no.202 minzumla situated At village Harduaganj pargana & theseel Koil Ramghat Road Aligarh |

B. Investigation

1. Details of title deed / documents to be deposited for creation of mortgage:-

(1) Certified copy of khatuni with regard to khasra plot no. 202 minzumla measuring 0.6340 hectare situated at village Harduaganj pargana & tehseel Koil Aligarh in the name of Sri Liyakat Ali & others for 1417-1422 fasli

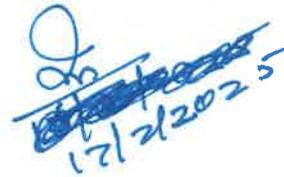

17/7/2025

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- (2) Certified copy of khatuni with regard to khasra plot no. 202 minzumla measuring 0.6340 hectare situated at village Harduaganj pargana & tehseel Koil Aligarh in the name of Sri Liyakat Ali & other for 1423-1428 fasli
- (3) Certified copy of khatuni with regard to khasra plot no. 202 minzumla measuring 0.6340 hectare situated at village Harduaganj pargana & tehseel Koil Aligarh in the name of Sri Liyat Ali & others for 1429-1434
- (4) Original and certified copy of sale deed dated 17/06/2023 executed by Sri Liyakat Ali s/o Sri Hazari r/o Harduaganj Aligarh with regard to plot of land measuring 0.1585 hectare out of his 1/2th share in the total measuring 0.6340 hectare which is part of khasra plot no. 202 minzumla situated at village Harduaganj pargana & tehseel koil Aligarh in favour of M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh duly registered at the office of sub registrar koil Aligarh in book no. 1 volume no.16926 page no.279/298 serial no. 6531 dated 22/06/2023
- (5) Original and certified copy of sale deed dated 17/06/2023 executed by Sri Liyakat Ali s/o Sri Hazari r/o Harduaganj Aligarh with regard to plot of land measuring 0.1585 hectare out of his 1/2th share in the total measuring 0.6340 hectare which is part of khasra plot no. 202 minzumla situated at village Harduaganj pargana & tehseel koil Aligarh in favour of M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh duly registered at the office of sub registrar koil Aligarh in book no. 1 volume no.16926 page no.313/332 serial no. 6533 dated 22/06/2023
- (6) Original and certified copy of sale deed dated 17/06/2023 executed by Sri Gulam Mohamad s/o Sri Hazari r/o Harduaganj Aligarh with regard to plot of land measuring 0.1585 hectare out of his 1/2th share in the total measuring 0.6340 hectare which is part of khasra plot no. 202 minzumla situated at village Harduaganj pargana & tehseel koil Aligarh in favour of M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh duly registered at the office of sub registrar koil Aligarh in book no. 1 volume no.16928 page no.57/76 serial no. 6565 dated 22/06/2023
- (7) Original and certified copy of sale deed dated 17/06/2023 executed by Sri Gulam Mohamad s/o Sri Hazari r/o Harduaganj Aligarh with regard to plot of land measuring 0.1585 hectare out of his 1/2th share in the total measuring 0.6340 hectare which is part of khasra plot no. 202 minzumla situated at village Harduaganj pargana & tehseel koil Aligarh in favour of M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh duly registered at the office of sub registrar koil Aligarh in book no. 1 volume no.16928 page no.77/96 serial no. 6566 dated 22/06/2023


17/2/2025

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- (8) Copy of partnership deed of M/S Rasik Infra Constructions Aligarh
- (09) Affidavit of partners of M/S Rasik Infra Constructions
- (10) Certified copy of order 06/01/2023 passed by Tehseeldar Koil Aligarh in case no. 23967/2022 under section 31/32 of U P Revenue Code 2006 Liyakat Ali v/s State
- 2-whether the certified copies has been obtained
From registrar office Yes
3. Whether documents given as original title
Deeds raise any doubt or suspicions? No
4. Whether the registration particulars Numbers,
Date & page particulars as given in the title deed
shown to the council tally with the particulars as
stated in the records of the office of Sub-Registrar
concern? Yes
5. Whether the registration particulars: Numbers,
date & page particulars as given in the title deed
tally with the particulars as stated in certified copy
as obtained from Registrar's office? Yes
6. Whether the photographs of the party affixed on
Conveyance deed / title deed tally with the photo-
graph seen in certified copy obtained from the
Registrar's office? Yes
7. Whether contents of / as given in the title deed
Tally verbatim with the contents as stated in the
Certified copy obtained from Registrar's office? Yes
8. Whether the property has been mutated in the
name of the person offering mortgage? Yes in revenue records
9. Whether equitable mortgage can be created at
The place where the branch disbursing the loan is
Situating? Yes
10. Whether there is any bar under any local law
For creation of the mortgage of the property
to be mortgaged? No


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11. Whether there are any restrictions regarding sale of the property to be mortgaged? No
12. Whether all the approvals, clearance/sanctions Required for the creation of the mortgage have been obtained? If, not obtained what are such Sanctions, approvals yet to be obtained Not applicable
13. Whether the property is ancestral /or under joint Ownership or the minor is having interest in the Property ? If, so its effect thereof? It is sale deed there is no interest of minor
14. Whether the property to be mortgaged has been acquire under Land Acquisition Act, 1894? No
15. Whether Urban Land Ceiling Act is applicable in the state where the property is located? Such Act has already repealed
16. In case of leasehold property, whether permission NOC from lesser is required for creation of mortgage? Not required
17. Whether permission of the lesser/NOC obtained? What is the rate of sharing of unearned income with Lesser in the event of sale of property? Not required
18. Whether copy of title deed favouring lesser (other than Govt.) is made available to examine the Validity of the Lease? Not applicable
19. Whether terms and condition given in the lease deed have been complied with? If, any condition is violated effect thereof. Not applicable
20. Whether any permission of Income Tax Authorities Assessing officer is required under the provisions of Income Tax Act for creation of mortgage or any Certificate is to be submitted to the bank to show that no dues are outstanding to the Income Tax Dept.? Not required
21. In respect of Agriculture land, whether the land is Declared surplus or under consolidation of holdings? Not applicable
22. Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding towards the mortgage? Yes

Ans
17/2/2025

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- | | |
|---|-----|
| 23:- Whether the mortgaged property is enforceable Under SERFAESI Act 2002 | Yes |
| 24:- Whether the property in question is a part of Park area of green belt | No |
| 25:- Based on the documents available whether The owners title is saleable | Yes |
| 26:- Based on the documents available whether The owners title is transferable? | Yes |

Chain of title (Brief history by which applicant derived his / her / their title of property in question.)

From the bare perusal of documents of title and recitals therein it is clear that Sri Liyakat Ali & Sri Gulam Mohanad & other were recorded bhumidhar with transferable rights with with regard to khasra plot no. 202 minzumla measuring 0.6340 hectare situated at village Harduaganj pargana & tehseel Koil Aligarh and her right in the said land has been recorded since 1383 fasli It is further clear from the entries of khatuni that vide order dated 08/08/2011 passed by Tehseeldar in case no. 718 the name of Sri Virendra Singh Chauhan & Sri Rajendra Prasad Verma has been deleted from the revenue records and the name of Sri Rustam and others has been recorded in the revenue records It is further clear that Tehseeldar Koil in case no. 23967/2022 Sri Liyakat Ali and others v/s State of U P vide order dated 06/01/2023 the name of Mohamad Rustam & Mohamad Bakar Ali & Mohamad Chand Kha & Mohamad Pappu sons of Gama has been deleted from the revenue records as such Sri Liyakat Ali and Sri Gulam Mohamad sons of Sri Hazari r/o Harduaganj Aligarh were the bhumidhar with transfarable rights with regard to khasra plot no. 202 minzumla measuring 0.6340 hectare situated at Harduaganj Aligarh It is further clear that vide four registered sale deeds dated 17/06/2023 Sri Liyakat Ali and Sri Gulam Mohamad sons of Sri Hazari r/o Harduaganj Aligarh sold land measuring 0.6340 hectare of khasra plot no. 202 minzumla situated at village Harduaganj Aligarh to M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh and further clear that on the basis of sale deeds the name of M/S Rasik Infra Constructions Aligarh has been mutated in the revenue records in place of previous owners Hence on the basis of the aforementioned documents M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh is the owner of land measuring 0.6340 hectare which is part of khasra plot no. 202 minzumla situated at village Harduaganj pargana & tehseel Koil Ramghat Road Aligarh It is further clear from the sanction letter issued by ADA Aligarh with regard to file no. AGDA/LD./24-25/0445 map for plotted residential development/plotted housing /02831/AGDA/24-25/23122024 has been sanctioned Hence now M/S Rasik Infra


17/02/2025

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Constructions Aligarh through its partners Sri Bankey Behari Bansal & Sri Rajesh Mittal is owner of land measuring 0.6340 hectare which is part of khasra plot no. 202 minzumla situated at village Harduaganj pargana & tehseel Koil Ramghat Road Aligarh and partners of the said firm are competent to equitably mortgaged the said property by depositing of **all above detailed original four sale deeds dated 17/06/2023** and others documents as detailed and described above The chain of title is also clear and unbreakable Thus the title of mortgagor / borrower M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal & Sri Rajesh Mittal is clear and marketable The title of mortgagor / borrower is clear in respect of the property in question and is confirmed Hence M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh has good clear and marketable title thereof The chain of title is clear and complete.

The provisions of The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 are applicable over the aforesaid property

 Submitted
Pankaj Gupta 17/07/2025

Advocate

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ANNEXURE V

CERTIFICATE

To,
The Chief Manager,
Punjab National Bank
Aligarh.

Opinion on investigation of title and obtained search report in respect of Land measuring 0.6340 hectare which is part of khasra plot no. 202 Minzumla situated at village Harduaganj pargana & tehseel Koil Ramghat Road Aligarh owned by M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh

Sir,

As requested, I have conducted the legal investigation of the title and made a search in the registration office and other offices as required in the matter.

I have answered all the questions in the special report enclosure.

I hereby certify that the registration particulars: numbers, date & page particulars etc as shown in original sale deeds **four sale deeds dated 17/06/2023** and contents thereof tally with the information as stated in the records of the office of Sub- Registrar / Registrar of Assurance as well as with certified copy of the sale deeds which are obtained by me is enclosed with this certificate.

I further certify that photographs of previous owner and partners of present owners has been affixed /seen in the original and certified copy of sale deeds dated **four sale deeds dated 17/06/2023** and all other contents of the sale deeds 17/06/2023 are also tally with the records of the registration office as well as certified copy of the title deed and the photographs has also been affixed /seen in the original and certified copy of sale deed

The chain of title relating to property is complete as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of the office of Sub-Registrar / Registrar of Assurance and also from the records of other appropriate authorities.

I shall be liable / responsible if any loss is caused to the bank due to negligence on my part in making search and bank has un qualified right to publish my name for including in the


17/06/2025

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caution list being maintained by Indian Banks association or Reserve bank of India or any other such body for circulation amongst bank

The search report of which is annexed hereto has been conducted by me for the period from 2012 to 10/02/2025 with regard to Land measuring 0.6340 hectare which is part of khasra plot no. 202 Minzumla situated at village Harduaganj pargana & tehseel Koil Ramghat Road Aligarh owned by M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh and does not disclosed any registered charge encumbrance and are competent to sell or transfer or mortgage the said land in favour of bank The valid mortgage can be created by deposit of **original four sale deeds dated 17/06/2023** along with other document mentioned in column no. B-1 of the investigation of Special Report

I have not given earlier opinion on investigation of title relating to the part of same property to Punjab National Bank

I find no defects in the title of the person offering mortgage i.e present owner of the property

The **original four sale deeds dated 17/06/2023** as detailed in special report on title is original & genuine and not duplicate or fake as observe by me.

I hereby certify that M/S Rasik Infra Constructions Aligarh through its partners Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh have clear valid and marketable title over the property and are competent to equitably mortgage the same in favour of bank


Pankaj Gupta 17/2/2025
Advocate

Enclosed:- Search receipt no. **202501300 447 1**

dated 17/02/2025

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ANNEXURE- VB

SEARCH REPORT

To,
Chief Manager,
Punjab National Bank
Aligarh

Sir,
Search report relates to searches made in :
Sub-Registrar Office
Registrar of Companies
Courts
Other Offices
Offices of the Co-operative Society
Aligarh Development Authority

Any other document(s)_____ No. _____

1. Sub- Registrar/Registrar of Assurance Office:
The encumbrance certificate was obtained from the office of Sub-Registrar Koil District Aligarh for 2012 to 10/2/2025 period and the same did not disclose any encumbrances:
2. Besides obtaining encumbrance certificate from sub registrar personal search was carried out by me for the purposes and Inspection of records was made on 17/02/2025 period from 2012 to 10/02/2025 at the office of Sub-Registrar, Koil Aligarh The search report does not disclosed any prior registered mortgage
3. The ownership of the property being a company, search was conducted in the following offices:-
The search report made out in the office of Registrar of Companies disclosed: Not applicable
4. Inspection of Court records disclosed: Not applicable
5. Search made/Inspections carried out in the following Office Sub registrar Koil District Aligarh

All documents referred in Colum No. B-1 in special report on title enclosed herewith.

Pankaj Gupta
Advocate

Before Chief Manager

Punjab National Bank

Aligarh

Affidavit of Sri Bankey Behari Bansal s/o Sri Ram Murti Bansal r/o 2/591 B Ganga Jawahar Colony Ramghat Road Aligarh & Sri Rajesh Mittal s/o Sri Mohan Lal Mittal r/o mohalla Bohran Qasba Harduaganj pargana & tehseel Koil Aligarh partners of M/S Rasik Infra Constructions Aligarh

We the above named deponents take oath and states as under:-

1:-That the deponents are the partners of M/S Rasik Infra Constructions Aligarh and the said firm is duly registered and has not been dissolved till today and besides the deponents no other partner in the said firm

2:- That deponents firm purchased land measuring 0.6340 hectare which is part of khasra plot no. 202 Minzumla situated at village Harduaganj pargana & tehseel Koil Ramghat Road Aligarh vide three registered sale deeds **four sale deeds dated 17/06/2023** from Sri Liyakat Ali & Sri Gulam Mohamad and after purchase of the land the name of the deponents firm has been mutated in the revenue records in place of previous owner and presently deponents firm is the owner in possession of the said land

3:- That map for the development of residential colony has been sanctioned by ADA in favour of the deponents

4:- That the nature of the land after the sanction of the map is residential

5:-That deponents firm has applied for loan and deponents firm offered his afore said property as security for the said loan and equitably mortgaging the same in favour of bank by depositing the original sale deed In order to assure the bank about the clear title and marketability of the said property and on the basis the bank has to take up the proposal, deponents are furnishing the following declaration and information which are true and real facts and the bank can rely upon the same to consider the loan application

6:- We say that the afore mention property is free from all registered charge and encumbrances

7:- That the deponents and its firm will not voluntarily created any charge over the above mentioned property in favour of any individual or financial institution as a security for any loan by way of equitable mortgage by deposit of title deed or registered mortgaged or any others means, until and unless the loan of the is paid up and the property is free from all encumbrances

8:- We say that the said property is not under/ subject to any order of injunction or attachment or forfeiture or impounding or any similar order of whatever name/description from any civil or criminal court, sale tax, Income tax, revenue recovery or such other authority and deponents undertake that deponents do not to do or omit to do any act which might result in issuing of any such order on the said property at any time till the discharge of entire liabilities to bank

7:- We say that the above property is not the subject matter of any civil suit/litigation either filed by us or by our family member's relative or any other person or persons

8:- We say that deponents and its firm have paid all the taxes, revenue etc up to date to the authorities concerned and not in arrears of sales tax, Income tax House tax, or any revenue dues to local authority and no proceedings are pending in any court/tribunals regarding the same

9:- We say that deponents will not entered into any agreement with anybody to sell or sell the abovementioned property until total loan amount is paid up to the bank

10:-We say that deponents and its firm have not availed any loan facility against the aforementioned property and have not equitably ,mortgage the aforementioned property in favour any bank or financial institutions by depositing original title deed and except that has not mortgage the said property in favour of any bank or any other person or institution in connection with the above property the deponents further say that they are fully aware that the loan will be sanctioned on the security of the property mentioned above by the bank purely on the basis of this declaration deponents will be liable for civil or criminal legal action if any one or more of the above declaration is or are found out to be false or incorrect

Verification:-

We the above named deponents partners of M/S Rasik Infra Constructions Aligarh do hereby verified at Aligarh on _____ that the contents of above pares are true to our personal knowledge

क्र. 128, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



1419फ. न्यायालय तहसीलदार न्यायिक तह0 कोल
 (अलीगढ़) वाद स0 718 अ0बा0 34 मोजा
 हरदुआंगल वीरेंद्र सिंह आदि वनाम रुस्तम खी
 आदि उपरोक्त वाद में सि0 8.08.11 को आदेश
 हुआ कि पत्राली में एक पक्षीय आदेश सि0 31.08.07
 निरस्त कर आदेश दिया जाता है कि मौजा हरदुआंगल
 के खाला स0 748 के गाटा स0 202सि0/0.634 स0
 35.10 पैसे के स्थगित भाग से वीरेंद्र सिंह चोहान
 पुत्र लछमन सिंह सि0 बडा गांव उखलाना व रालेंद्र
 प्रसाद वर्मा पुत्र मिश्रीलाल सि0 ग्राम का नाम पृथक
 करके उसके स्थान पर सि0 रुस्तम खी व सि0 वाकर
 अली व सि0 बंगाली व सि0 डांड खी व सि0 पणू
 पुमण गमा सि0 ग्राम के नाम पूर्व की भांति अंकित
 हो सि0/का0 21.09.11

सि. ग्राम	कुल गाटः	1 कुल क्षेत्रः	0.6340
सि. ग्राम	सू1360	176सि.	0.5420
	कुल गाटः	1 कुल क्षेत्रः	0.5420
सि. ग्राम	सू1360	648	0.3330
सि. ग्राम			

01167
00494

सत्य प्रसिनिधि
 राजस्थान अभियंता
 कलेक्ट्रेट, अलीगढ़

102 of 587

पट नम्बर 1463 of 587

16/2/25
 11/2/25
 1-2-25

हाथपिरी की खी



जवाहर 1055

00351	धनवती पत्नी / प्रेम कुमार / कोइरा मल्खा ग्राम	14033फ	5.5110	0.4610	12.12.11 को प्रेमकुमार पुत्र नरेन्द्र सिंह व धनवती पत्नी प्रेमकुमार के खाते पर गौबरमन धनवती पत्नी प्रेमकुमार ने खाता सं. 16/17/351, 439 पर 4997000/- रु. ऋण लिया। ह.र.का. 26.4.19	00337
00352	धर्मपाल / कमल सिंह / नि. ग्राम	1398फ	1511/2मि	0.4610	11.75	00338
00353	धर्मपाल / कंछीलाल / नि. दसना म0ग्राम बच्चुसिंह / कंछीलाल / नि. दसना म0ग्राम प्रेमकुमार / कुंवपाल / नि. दसना म0ग्राम राजकुमार / कुंवपाल / नि. दसना म0ग्राम राकेश कुमार / कुंवपाल / नि. दसना म0ग्राम	1383फ 1383फ	1092 1296	0.0840 0.0840	1428 355, व 831	00339
00354	धर्मपाल सिंह / हुकम सिंह / नि. बैरमाढी म0 ग्राम इण्टर नेशनल सोसाइटी फार / कृष्णा कोस्मिसेस ईस्कान / रजिस्टे सं0 पी.टी. आर.एफ. 22179जूहूबाबुद्वारा उपाध्यक्ष राघव पंडित दास / गोपालकृष्ण गौस्वामी / नि0इस्कानमद्विरमैररोड ईस्ट आफ कैलाश नई दिल्ली	1360फ0	203/1	0.1680 0.3470	4.15	
00355	धर्मपाल सिंह / हुकम सिंह / नि. बैरमाढी म0 ग्राम	1360फ0 1360फ0 1360फ0	56 91/2 279/1	0.2300 0.0520 1.9600	7.85	01174
कुल योग खाता-			3	2.2420	98.0	



यह खतीनी इलेक्ट्रॉनिक डिजिटरी सिस्टम द्वारा तैयार की गयी है तथा डाटा डिजिटल हस्ताक्षर द्वारा हस्ताक्षरित है।

00831	लियाकत अली / हजारी / नि. ग्राम गुलाम मुहम्मद / हजारी / नि. ग्राम मौलूरुस्तम / गामा / नि. ग्राम मौ.वाकर अली / गामा / नि. ग्राम मौ.बंगाली / गामा / नि. ग्राम मौ.चांद खॉ / गामा / नि. ग्राम मौ.पप्पू / गामा / नि. ग्राम	पू।360	202मि.	0.6340	₹ 35.5	टि.क्र.2289- सैन्ट्रल बैंक ऑफ इण्डिया हरदुआगंज के गि०पत्र दि० 20.02.19 को लियाकत अली पुत्र हजारी ने खाता सं० 831, 832 पर मु० 160000/- ₹० का कर्जा लिया। ह०₹०का० 4.04.19	00748
00832	लियाकत अली / हजारी / नि. ग्राम गुलाम मुहम्मद / हजारी / नि. ग्राम	पू।360	176मि.	0.5420	₹ 30.0	टि.क्र.2289- सैन्ट्रल बैंक ऑफ इण्डिया हरदुआगंज के गि०पत्र दि० 20.02.19 को लियाकत अली पुत्र हजारी ने खाता सं० 831, 832 पर मु० 160000/- ₹० का कर्जा लिया। ह०₹०का० 4.04.19	00749
00833	लियाकत अली / हजारी / नि. ग्राम गुलाम मुहम्मद / हजारी / नि. ग्राम मुहम्मद रूस्तम खॉ / गामा / नि. ग्राम मुहम्मद वाकर अली / गामा / नि. ग्राम मुहम्मद बंगाली / गामा / नि. ग्राम मुहम्मद चांद खॉ / गामा / नि. ग्राम मुहम्मद पप्पू / गामा / नि. ग्राम	पू।360	173मि.	0.5420	₹ 30.0	सत्य-प्रतिलिपि राजस्व अभिलेखागार पृ० 360	00747
00834	वशीधर / भूपसिंह / नि.ग्राम गि.दालाल / भूपसिंह / नि.ग्राम गोपाली / भूपसिंह / नि.ग्राम द्रोपादेवी / गुलाव / नि.ग्राम शान्तीदेवी / श्यामलाल / नि. अहीरपाड़ा हरदुआगंज नवलसिंह / रामदयाल / नि. ग्राम सुरेश / रामदयाल / नि. ग्राम फूलसिंह / भगन / नि. ग्राम रामपाल / भगन / नि. ग्राम सूरजपाल / भगन / नि. ग्राम	पू।360	648	0.0170	₹ 0.9	प्रो० पत्र प्रा० हेने का दिनांक 18-12-22 तब तब ही होने का जारी होने का दिनांक 24-12-22	00750
कुल योग खाता-		1	0.6340	₹ 35.1	सत्य-प्रतिलिपि राजस्व अभिलेखागार पृ० 360		
कुल योग खाता-		1	0.3330	₹ 16.5	सत्य-प्रतिलिपि राजस्व अभिलेखागार पृ० 360		



पृ० पत्र प्रा० हेने का दिनांक 18-12-22
 तब तब ही होने का
 जारी होने का दिनांक 24-12-22



उद्धरण खतौनी

उद्धरण क्रमांक : 122539202501537

ग्राम क्रमांक : 122539 ग्राम का नाम (परगना) : हरदुआगंज(कोल) तहसील : कोल जनपद : अलीगढ़ फसली वर्ष : 1429-1434 (01 जुलाई, 2021 से 30 जून, 2027)

भाग : 1 (1) खाता संख्या : 00858

श्रेणी : 1-क / भूमि जो संक्रमणीय भूमिधरों के अधिकार में हो।

खातेदार का विवरण		खातेदारी प्रारम्भ होने का विवरण		भूमि का विवरण		खातेदार का अंश		
खसरा/गाटा संख्या	(2) नाम/पिता-पति-संरक्षक-प्रबंधक का नाम / जाति कोड / आधार नं0 (अन्तिम चार अंक) अथवा पैन नं0 (6-9 स्थान के अंक) / पता / जन्मतिथि (अवयस्क हेतु)	(3) न्यायालय का नाम / कम्प्यूटरीकृत वाद संख्या अथवा आदेश संख्या / आदेश का दिनांक / जोत का आधार	(4) वर्ष	(5) गाटा (यूनीक कोड)	(6) गाटे का कुल क्षेत्रफल (हे.)	(7) हिस्से में	(8) क्षेत्रफल में (हे.)	(9) खातेदार द्वारा देय भू-राजस्व
202मि.	लियाकत अली / हजारी / नि. ग्राम गुलाम मुहम्मद / हजारी / नि. ग्राम मौ0रुस्तम / गामा / नि. ग्राम मौ.वाकर अली / गामा / नि. ग्राम मौ.बंगाली / गामा / नि. ग्राम मौ.चांद खां / गामा / नि. ग्राम मौ.पणू / गामा / नि. ग्राम		पू1360	202मि. (1225390202200312)	0.6340			35.10
कुल गाटे- एक कुल क्षेत्रफल- शून्य दशमलव छः तीन चार शून्य (हेक्टेयर) कुल भू-राजस्व - तीन पाँच दशमलव एक शून्य रुपये								
नामान्तरण / परिवर्तन का विवरण				दर्ज किया गया				
(10)	न्यायालय का नाम / कम्प्यूटरीकृत वाद संख्या अथवा आदेश संख्या / आदेश का दिनांक / नामान्तरण का आधार / डिजिटल हस्ताक्षर नाम / डिजिटल हस्ताक्षर दिनांक	(11) नाम / पिता-पति-संरक्षक-प्रबंधक का नाम / जाति कोड /	(12) गाटे का खसरा	(13) क्षेत्रफल (हे.)	(14) नाम / पिता-पति-संरक्षक-प्रबंधक का नाम / जाति कोड /	(15) गाटे का खसरा नम्बर / यूनीक कोड	(16) क्षेत्रफल (हे.)	

आधार नं० (अन्तिम चार अंक) अथवा पैन नं० (6-9 स्थान के अंक) / पता / जन्मतिथि (अवयस्क हेतु)	नम्बर / यूनीक कोड	आधार नं० (अन्तिम चार अंक) अथवा पैन नं० (6-9 स्थान के अंक) / पता / जन्मतिथि (अवयस्क हेतु)	आधार नं० (अन्तिम चार अंक) अथवा पैन नं० (6-9 स्थान के अंक) / पता / जन्मतिथि (अवयस्क हेतु)
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(17) भूमि के सम्बन्ध में विचाराधीन राजस्व वाद/वादों की कम्प्यूटरीकृत संख्या :

(18) बंधक/बंधक-मुक्त होने की स्थिति

(18.1) बंधक होने की स्थिति (संस्था अथवा बैंक का नाम/कोड/बंधक का दिनांक/धनराशि/आवेदन संख्या/खातेदार/पिता-पति-संरक्षक) :

(18.2) बंधक-मुक्त होने की स्थिति (संस्था अथवा बैंक का नाम/कोड/बंधक-मुक्त का दिनांक/धनराशि/आवेदन संख्या/खातेदार/पिता-पति-संरक्षक) :

(19) अयुक्ति :

- 1) दि.क्र.2289- सेट्टल बैंक ऑफ इण्डिया हरदुआगंज के गि०पत्र दि० 20.02.19 को लियाकत अली पुत्र हजारी ने खाता सं० 831, 832 पर मु० 160000/- रू० का कर्जा लिया। ह०र०का० 4.04.19 (डिजिटल हस्ताक्षर : SATISH CHANDRA/16-12-2021)
- 2) दि.क्र.4688- सेट्टल बैंक ऑफ इण्डिया हरदुआगंज के भारतमुक्त प्रमाण पत्र दि० 7.08.2023 के अनुसार लियाकत अली पुत्र हजारी ने खाता सं० 858 व 859 को पूर्व में बन्धक कर दि० 20.02.2019 को मु० 160000/- रू० का ऋण लिया था, उसे जमा कर दिया है बैंक ने खाता भारतमुक्त कर दिया है। ह०र०का० 11.08.23 (डिजिटल हस्ताक्षर : RAJEEV KUMAR GUPTA/18-08-2023)

पूर्व आदेशों का विवरण

- 1) 1430फ. न्यायालय तहसीलदार कोल अलीगढ़ वाद सं० 80/2022/3967 अधारा 34 मौजा हरदुआगंज लियाकत अली आदि बनाम सरकार/उपरोक्त वाद में पारित नामान्तरण आदेश दि० 6.01.23 के अन्तर्गत मौजा हरदुआगंज परगना व तहसील कोल जिला अलीगढ़ के खाता सं० 858 के गा०सं० 202मि० 0.634 हे० पर दृष्टिपूर्ण अकित नाम मौ० रूस्तम व मौ० वकार अली व मौ० बंगाली व मौ० चांद खां व मौ० पप्प पुत्रगण गामा निवासी ग्राम का नाम निरस्त हो। ह.र.का. 9.01.23
- 2) 1431फ. आदेश तह०कोल वाद सं० 1651/202318020213868 दि० 21.11.23 के अनुसार गाटा सं० 202मि० 0.6340 हे० लगानी 60ख के अपने यथोचित भाग में से रकवा 0.1585 हे० से विक्रेता लियाकत अली पुत्र हजारी निवासी हरदुआगंज परगना व तहसील कोल जिला अलीगढ़ का नाम खारिज करके क्रेता रसिक इन्फ्रा कन्स्ट्रक्सन रसिक टावर हरदुआगंज अलीगढ़ द्वारा पार्टनर्स श्री बांके बिहारी बंसल पुत्र स्व० राममूर्ति बंसल निवासी म०नं० 2/591 बी गंगा जवाहर कालोनी रामघाट रोड अलीगढ़ व राजेश कुमार मित्तल पुत्र मोहनलाल मित्तल निवासी प्लैट नं० ए-507 रसिक टॉवर, स्टार सिटी तालानगरी रामघाट रोड अलीगढ़ का नाम बजरिये बैनामा दिनांक 22-06-2023 के आधार पर दर्ज हो। ह.र.का. 2.12.23
- 3) 1431फ. आदेश तह०कोल वाद सं० 1652/202318020213870 दि० 21.11.23 के अनुसार गाटा सं० 202मि० 0.6340 हे० लगानी 60ख के अपने यथोचित भाग में से रकवा 0.1585 हे० से विक्रेता गुलाम मुहम्मद पुत्र हजारी निवासी हरदुआगंज परगना व तहसील कोल जिला अलीगढ़ का नाम खारिज करके क्रेता रसिक इन्फ्रा कन्स्ट्रक्सन रसिक टावर हरदुआगंज अलीगढ़ द्वारा पार्टनर्स श्री बांके बिहारी बंसल पुत्र स्व० राममूर्ति बंसल निवासी म०नं० 2/591 बी गंगा जवाहर कालोनी रामघाट रोड अलीगढ़ व राजेश कुमार मित्तल पुत्र मोहनलाल मित्तल निवासी प्लैट नं० ए-507 रसिक टॉवर, स्टार सिटी तालानगरी रामघाट रोड अलीगढ़ का नाम बजरिये बैनामा दिनांक 22-06-2023 के आधार पर दर्ज हो। ह.र.का. 2.12.23
- 4) 1431फ. आदेश तह०कोल वाद सं० 1653/202318020213871 दि० 23.11.23 के अनुसार गाटा सं० 202मि० 0.6340 हे० लगानी 60ख के अपने यथोचित भाग में से रकवा 0.1585 हे० से विक्रेता गुलाम मुहम्मद पुत्र हजारी निवासी हरदुआगंज परगना व तहसील कोल जिला अलीगढ़ का नाम खारिज करके क्रेता रसिक इन्फ्रा कन्स्ट्रक्सन रसिक टावर हरदुआगंज अलीगढ़ द्वारा पार्टनर्स श्री बांके बिहारी बंसल पुत्र स्व० राममूर्ति बंसल निवासी म०नं० 2/591 बी गंगा जवाहर कालोनी रामघाट रोड अलीगढ़ व राजेश कुमार मित्तल पुत्र मोहनलाल मित्तल निवासी प्लैट नं० ए-507 रसिक टॉवर, स्टार सिटी तालानगरी रामघाट रोड अलीगढ़ का नाम बजरिये बैनामा दिनांक 22-06-2023 के आधार पर दर्ज हो। ह.र.का. 2.12.23
- 5) 1431फ. आदेश तह०कोल वाद सं० 1658/202318020213869 दि० 21.11.23 के अनुसार गाटा सं० 202मि० 0.6340 हे० लगानी 60ख के अपने यथोचित भाग में से रकवा 0.1585 हे० से विक्रेता लियाकत अली पुत्र हजारी निवासी हरदुआगंज परगना व तहसील कोल जिला अलीगढ़ का नाम खारिज करके क्रेता रसिक इन्फ्रा कन्स्ट्रक्सन रसिक टावर हरदुआगंज अलीगढ़ द्वारा पार्टनर्स श्री बांके बिहारी बंसल पुत्र स्व० राममूर्ति बंसल निवासी म०नं० 2/591 बी गंगा जवाहर कालोनी रामघाट रोड अलीगढ़ व राजेश कुमार मित्तल पुत्र मोहनलाल मित्तल निवासी प्लैट नं० ए-507 रसिक टॉवर, स्टार सिटी तालानगरी रामघाट रोड अलीगढ़ का नाम बजरिये बैनामा दिनांक 22-06-2023 के आधार पर दर्ज हो। ह.र.का. 2.12.23

Data Digitally Signed by: Ram Prakash Lodhi (R K)

दिनांक/समय/स्थान: 28-01-2025 11:03:40 तहसील : कोल

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मुद्रित कर्ता : ANIL KUMAR UPADHYAY तहसील :

कोल

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