

RAJEEV SAXENA
ADVOCATE

Office: M.I.G. 375/2 Awas Vikas,
Atariya Road, Rudrapur, Distt. Udham
Singh Nagar (Uttarakhand)
E-mail: rsadvocate01@gmail.com
Contact: 98374-26760

Dated: 19.06.2023

TO WHOM IT MAY CONCERN
NON-ENCUMBRANCE CERTIFICATE

Dear Sir,

I certify that I have searched the books available in the office of the Sub-Registrar Bilaspur & revenue records at Chakbandi office Bilaspur, Distt. Rampur for 13 preceding years from 01.01.2010 to 19.06.2023 in respect of the following properties of Amar Developers, Village Dibdiba, Tehsil Bilaspur Distt. Rampur, through its Partner Mr. Surjeet Singh S/o Shri Sardar Singh R/o North City Bareilly, Distt. Bareilly (Uttar Pradesh) and the encumbrance /Sale /Gift or any material thing which may affect the title over the landed property is noted against each item.

In Re: Title cum search report in respect of a piece of land/property bearing Chak No. 360, Gata nos. 142 Min area 0.560 Hects., 143 Min area 0.051 Hects. & 140 area 0.010 Hects. Total area 0.621 Hects. situated at village Dibdiba, Tehsil Bilaspur, Distt. Rampur belongs to Amar Developers, Village Dibdiba, Tehsil Bilaspur Distt. Rampur, through its Partner Mr. Surjeet Singh S/o Shri Sardar Singh R/o North City Bareilly, Distt. Bareilly (Uttar Pradesh).

Details of property

Agriculture land bearing Chak No. 360, Gata nos. 142 Min area 0.560 Hects., 143 Min area 0.051 Hects. & 140 area 0.010 Hects. Total area 0.621 Hects. situated at village Dibdiba, Tehsil Bilaspur, Distt. Rampur.

Boundaries as per sale deed: -

East : Naala
West : Land of Chak No. 255
North : Land of Chak No. 396
South : Ashram

Property in question is in the name of: Amar Developers, Village Dibdiba, Tehsil Bilaspur Distt. Rampur, through its Partner Mr. Surjeet Singh S/o Shri Sardar Singh R/o North City Bareilly, Distt. Bareilly (Uttar Pradesh).

RAJEEV KUMAR SAXENA
Advocate
R.No. UK/19/2022, UP/4484/1998
Rudrapur Distt. Udham Singh Nagar, UK

Declaration order under section 5 (C): There is not any declaration order, apparent on the revenue records, whereby the aforesaid land has not been declared as non-agriculture under the revenue laws under section 5 (C) of U.P. Consolidation Act 1953.

Search report /Encumbrance: I have inspected the records in the office of Sub Registrar at Bilaspur, Distt. Rampur from 01.01.2010 to 19.06.2023 and found that said property is unencumbered.

Title flow chart:

(Chain of title to be given in the form and flow diagram specifying document Number, Date, Mode of transfer, extent etc.)

After inspection of the revenue records of revenue village **Dibdiba** at Consolidation Office at Rampur, it is submitted that the revenue village Dibdiba has been affected by the operation of consolidation proceedings pursuant to the notification under section-4(2) of U.P. Consolidation of Land Holdings Act, 1953 since the year 1991-92. During the process of consolidation various Chaks which were allotted to various tenure holders under section-20 of U.P. Consolidation of land holdings Act, 1953 and after the preparation of consolidation scheme and thereafter the intermediary process, the Chaks were finalized in 1994.

As per CH-23, Chak no. 360, land comprising of bhumidhari land bearing **Gata nos. 142 Min area 0.560 Hects., 143 Min area 0.051 Hects. & 140 area 0.010 Hects. Total area 0.621 Hects.** was recorded in the name of **Shri Sachindra Devanath S/o Shri Navin Chandra Devanath** under class 1 Ka with transferable rights.

That as per the order dated 13.01.2006 passed by A.C.O. in case no. 17 under section-12 of U.P. Consolidation of Land Holding Act. 1953, after the death of the abovenamed tenure holder **Shri Sachindra Devanath S/o Shri Navin Chandra Devanath** the aforesaid land was transferred in the name of **Shri Sanjeev Devanath & Shri Sarjeet Devanath S/o Shri Sachindra Devanath & Smt. Manju Rani Devanath W/o Shri Shachindra Devanath.**

Thereafter **Shri Sanjeev Devanath & Shri Sarjeet Devanath S/o Shri Sachindra Devanath & Smt. Manju Rani Devanath W/o Shri Shachindra Devanath** (Chak No. 360, Gata nos. 142 Min area 0.560 Hects., 143 Min area 0.051 Hects. & 140 area 0.010 Hects. Total area 0.621 Hects.) executed a registered Sale deed in favour of **Amar Developers, Village Dibdiba, Tehsil**

RAJEEV KUMAR SAXENA
Advocate
R.No. UK-11/2023-UP-4554/1998
Rudrapur Distt. U.S. Nagar, UK

Bilaspur Distt. Rampur, through its Partner Mr. Surjeet Singh S/o Shri Sardar Singh R/o North City Bareilly, Distt. Bareilly (Uttar Pradesh) & duly registered in Sub-registrar office Bilaspur, Distt. Rampur in Bahi No. 1, Khand 1350 on pages 51/94 at Serial No. 2230 on dated 19.04.2011.

The aforesaid land Jot Chakbandi Akar Patra-23, Chak No. 360, Gata nos. 142 Min area 0.560 Hects., 143 Min area 0.051 Hects. & 140 area 0.010 Hects. Total area 0.621 Hects. was mutated in the name of **Amar Developers, Village Dibdiba, Tehsil Bilaspur Distt. Rampur, through its Partner Mr. Surjeet Singh S/o Shri Sardar Singh R/o North City Bareilly, Distt. Bareilly (Uttar Pradesh)** in the Jot Chakbandi Akar Patra-23 vide order dated 07.03.2013 passed by the court of A.C.O. Area II (Bilaspur) in mutation case no. 250/2012-13. As incorporated in the revenue extract of Jot Chakbandi Akar Patra-23, Chak No. 360.

Opinion: In my opinion the documents of **Amar Developers, Village Dibdiba, Tehsil Bilaspur Distt. Rampur, through its Partner Mr. Surjeet Singh S/o Shri Sardar Singh R/o North City Bareilly, Distt. Bareilly (Uttar Pradesh)** examined by me as above regarding the property detailed therein are clear and have a marketable title.

Yours faithfully,
PAJEEV KUMAR SAXENA
Advocate
R.No. 921/2022, U.P. 484/1998
Rudrapur, U.P. **V. SAXENA**
ADVOCATE

Enclosed:

1. Photo Copy of Sale deed Serial No. 2230 dated 19.04.2011.
2. Photo Copy of Jot Chakbandi Aakar Patra-13 Chak No. 360 of revenue village Dibdiba.
3. Inspection Search receipt No. 2023299006933 dated 19.06.2023 issued by SRO Bilaspur, Distt. Rampur.

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COP 44/1088/251



उत्तर प्रदेश UTTAR PRADESH

18 APR 2011

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सहयोगी ज्युजि



सहयोगी ज्युजि



बयनामा आराजी भूमिधरी

सहायक सहायक
दिल्ली
(02)



सह

- खरीदारी - 7,67,500/- सरकारी कीमत - 46,05,000/- रुपये
 स्टाम्प - 2,30,250/- स्टाम्प किते - 19
 मूल्यांकन सूची पन्ना 12 क्रमांक 1 कृषि भूमि की दर रु. 30,00,000/- (सड़क से दूर)
1. भूमि का प्रकार - कृषि
 2. वार्ड परगना - बिलासपुर जिला रामपुर (उ० प्र०)
 3. ग्राम - दिबदिबा
 4. सम्पत्ति का विवरण - खसरा नं० 142मि., 143मि., 140मि.
 5. मापन की इकाई (हेक्टेयर/वर्ग मीटर) - हेक्टेयर
 6. सम्पत्ति का क्षेत्रफल - 0.621 है०
 7. सड़क की स्थिति (परिशिष्ट के अनुसार) - रुद्रपुर-काशीपुर सड़क से 2 किमी., दूर
 8. अन्य विवरण (9 मीटर रोड/कार्नार इत्यादि) - x
 9. कुल आर्क्षित क्षेत्रफल - x
 10. स्थिति-फिनिश/सेमीफिनिश/अन्य - x
 11. पेड़ों का मूल्यांकन - x
 12. बोरिंग/कुआ/अन्य - x
 13. निमित्त क्षेत्रफल

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उत्तर प्रदेश UTTAR PRADESH

18 APR 2011

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- 14. निर्माण का वर्ष ×
- 15. सहकारी आवास समिति के सदस्य से सम्बन्धित है - हां / नहीं - नहीं
- 16. प्रतिफल की धनशक्ति = 7,67,500/- रुपये

बौद्धदी -
 पूरब - नाला
 उत्तर - आराजी चक सं० 396

पश्चिम - आराजी चक सं० 255
 दक्षिण - आश्रम

सरजीत कुमारे देव
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 नकल निलान कर्ता

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 18-5-11



उत्तर प्रदेश U



ज्ञान सिंह
 पेशा व्यापार/खेती/नीकरी/निवासी मौहल्ला दिवा देवा
 ग्राम त० बिलासपुर
 जिला रामपुर ने श्री अहीपाल सिंह
 पेशा श्री कामिल राम
 निवासी मौ०/ग्राम दिवा देवा
 जिला बिलासपुर जिला रामपुर ने श्री।

19/4/11
 रजिस्ट्रार ऑफिस, बिलासपुर

शजीव देवनाथ सरजीव देवनाथ सन्जय जी



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ज्ञान सिंह



सन्जय जी



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19/4/11

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 जिला

सरजीव कुल

555

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs. 20000



उत्तर प्रदेश UTTAR PRADESH

638414

(3) [Signatures and stamps]

यह कि हम संजीव देवानाथ व सरजीत देवानाथ पुत्रगण स्व० शचीन्द्र देवानाथ व मंजू रानी देवानाथ पत्नी स्व० शचीन्द्र देवानाथ निवासीगण ग्राम दिबदिबा तहसील बिलासपुर जिला रामपुर के हैं। जोकि आराजी हाजा विक्रेतागण को जरिये विरासत प्राप्त हुई है।

संजीव कुमार देवानाथ
शचीव कुमार देवानाथ
सरजीव कुमार देव नाथ
सरजीव कुमार देव नाथ

मार्ग
५-५

मकल तैयार कर्ता
मंजूर मिलान कर्ता

११-५-११
 ११-५-११
 ११-५-११

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs. 20000



उत्तर प्रदेश UTTAR PRADESH

(4) [Handwritten signatures and stamps]

638415

यह कि हम उक्त नीचे लिखी सम्पत्ति के स्वामी हैं हमें इस सम्पत्ति को बेचने का पूर्ण अधिकार प्राप्त है। निम्न

सरजीव कुमारा देव गण

सरजीव कुमारा देव गण

सरजीव कुमारा देव गण

सरजीव कुमारा देव गण

सिद्धांत

सर्व

सर्व

नकल तैयार कर्ता
नकल मिलान कर्ता

18-4-11 3
 श्री गणेशाय नमः
 श्री गणेशाय नमः
 श्री गणेशाय नमः



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs. 20000



उत्तर प्रदेश UTTAR PRADESH

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(5)

विक्रय की जाने वाली सम्पत्ति सब प्रकार के भार से मुक्त है। हमारे के अतिरिक्त इस सम्पत्ति का कोई अन्य स्वामी

राजीव कुमार देवगण
राजीव कुमार देवगण
राजीव कुमार देवगण

रु. 20000
रु. 20000

राजीव कुमार देवगण

रु. 20000

नकल तैयार कर्ता
नकल मिलान कर्ता

~~अनुसूचित जाति/जाति के लिए~~
~~२०००~~ ६२० फरवरी २००१
 १८-५-११ ९



61/1



उत्तर प्रदेश UTTAR PRADESH

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(6) *[Handwritten signature]* *[Handwritten signature]*

नही है। इस सम्पत्ति में हमारे अलावा किसी अन्य व्यक्ति को कोई हक नहीं है। हम अनु-
जाति अथवा अनु-जनजाति का सदस्य नहीं हैं।

श्रीजीवकुमार देवनाथि
श्रीजीवकुमार देवनाथि
सरजीव कुमार देवनाथि

श्रीर
श्रीर

सरजीवकुमार देवनाथि

श्रीर



नकल तैयार कर्ता
नकल मिलान कर्ता

12

उत्तर प्रदेश सरकार
लखनऊ

18-4-11

उत्तर



63

13



उत्तर प्रदेश UTTAR PRADESH

638418

(7) ✓ ✓

'यह कि हमने' स्वस्थ मन एवं चित्त से और स्वेच्छा से निम्नलिखित सम्पत्ति को
 अमर डवलपर्स, ग्राम दिबदिबा तहसील बिलासपुर जिला रामपुर द्वारा पार्टनर सुरजीत
 सिंह पुत्र सरदार सिंह निवासी नार्थ सिटी बरेली (उ० प्र०) को मु० 7,67,500/- रुपये

सर्जीत कुमार देवनाथ
 सर्जीत कुमार देवनाथ
 सरजीत कुमार देवनाथ

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सरजीत कुमार देवनाथ
 निवासी बरेली

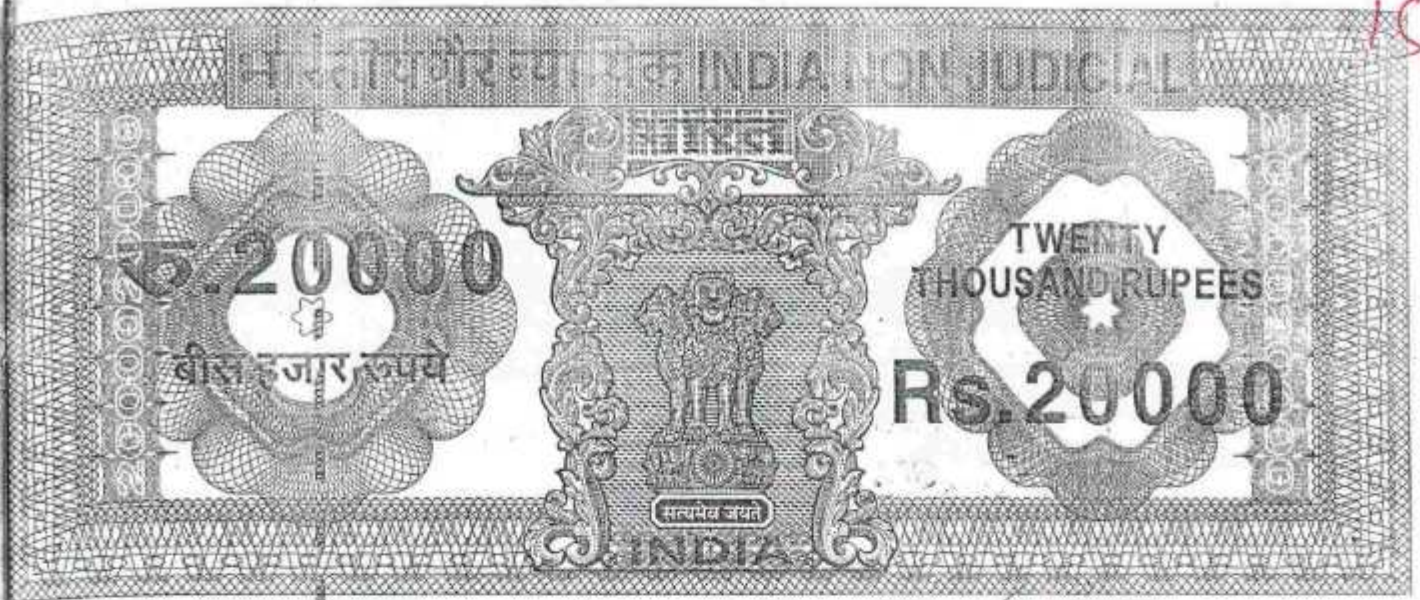
A
 नकल तैयार कर्ता
 राजल मिलान कर्ता

नमः
 दि. २०२०
 १८-५-११

श्रीमान् श्री राजेश कुमार शर्मा
 श्रीमान् श्री राजेश कुमार शर्मा



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18



उत्तर प्रदेश UTTAR PRADESH

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(8)

(सात लाख सड़सठ हजार पांच सौ रुपये) जिसके आधे 3,83,750 /- (तीन लाख तिरासी हजार सात सौ पचास रुपये) होते हैं बेच दिया और कुल विक्रय धन क्रेता से पूर्व प्राप्त कर लिया है।

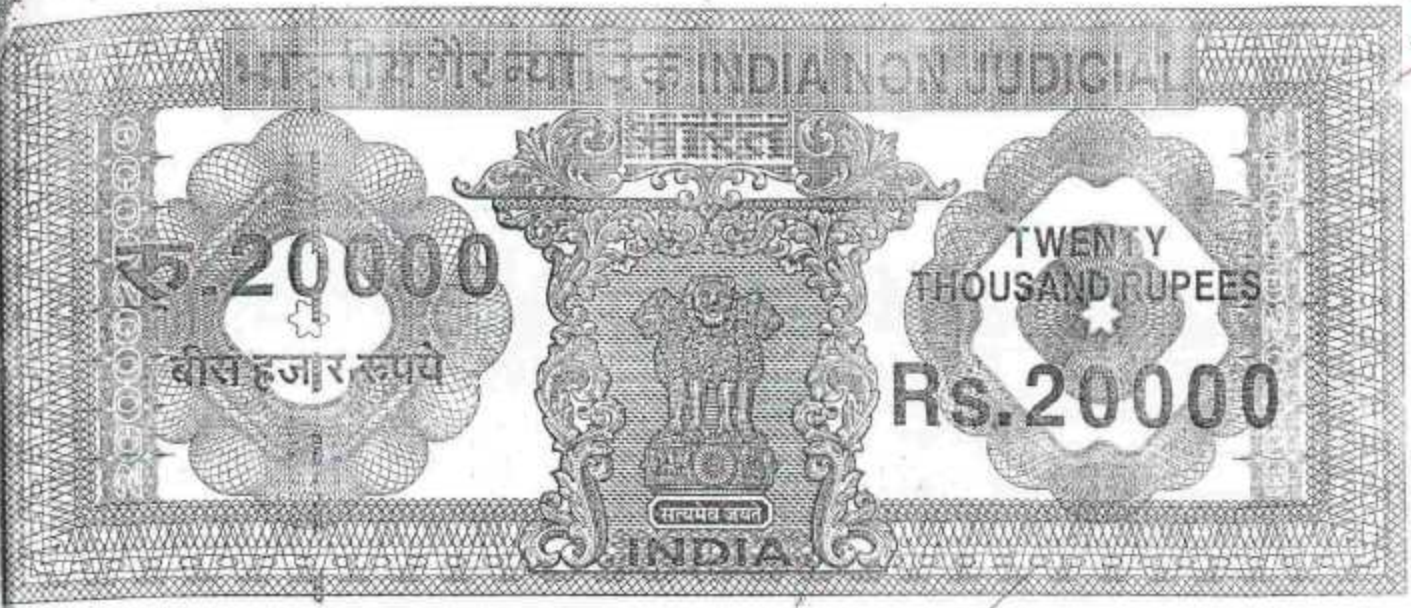
सरजीव कुमार देवनाथ
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सरजीव कुमार देवनाथ

Signature

Signature

नकल तयार कर्ता
नकल मिलान कर्ता

67



उत्तर प्रदेश UTTAR PRADESH

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(9) *[Handwritten marks]*

यह कि इस विक्रय पत्र द्वारा हमने विक्रय सम्पत्ति से सम्बद्ध सम्पत्त स्वत्व व अधिकार क्रेता को हस्तान्तरित कर दिये है अब और

सखीव कुमारे देव गण
सखीव कुमारे देव गण
सरजीत कुमारे देव गण

कता
कता

सरजीत कुमारे देव गण *सि० मजुं बानी*



नकल तैयार कर्ता
सखीव कुमारे देव गण



सि

18 APR 2011

06AA 028142

एव लोकप्रिया
एव शोभाशाय
(10) बिदाउपुर

एव कोषाधिकारी
बिदाउपुर
(02)

कोई विषय सुरक्षित नहीं रखा है और विक्रित सम्पत्ति पर समस्त कब्जा

सर्जीत कुमार देव वासि

सर्जीत कुमार देव वासि

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सर्जीत कुमार देव वासि

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सर्जीत कुमार देव वासि कि कर्तव्य सिद्धि

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सिद्धि मिलान कर्ता

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18 APR 2011

06AA 028143

एव शोचिषा (1) का फादर बिनालपुष	कोवादिभारो बिनालपुष (02)
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क्रेता को हस्तान्तरित कर दिया है। अब हमारा व हमारे समस्त

समील कुमारे देवनाथ
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 समील कुमारे देवनाथ

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सिग मछुं कर्ता

समील कुमारे देवनाथ



नकल तैयार कर्ता
 नकल मिलान कर्ता

73
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25
15

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एच डी कृष्णा
एच डी कृष्णा
(12) विद्यापुर

06AA 028144

उत्तराधिकारियों को निम्नलिखित विक्रित सम्पत्ति में किसी प्रकार का कोई अधिकार शेष नहीं रह गया है।

सखीव कुमारे देवनाथ

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सखीव कुमारे देवनाथ

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नकल तैयार कर्ता
नकल मिलान कर्ता


ॐ नमो भगवते वासुदेवाय ॥ श्रीगणेशाय नमः ॥
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र


 (13) कोटा
 विभाग

06AA 028145

यह कि यदि भविष्य में क्रेता अपना कब्जा विक्रेता के

सखीव कुमार देवनाथ
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नकल तैयार कर्ता
मिलान कर्ता

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27



155

06AA 028146

(14)

अधिकार और स्वत्व में किसी दोष के कारण निम्नलिखित विक्रित सम्पत्ति पर
 न कर पावे तो विक्रय धन विधिक हर्जा खर्चा सहित लौटाने तथा उसकी समस्त

सरजीव कुमाउदेव गार्ग
 सरजीव कुमाउदेव गार्ग
 सरजीव कुमाउदेव गार्ग
 सरजीव कुमाउदेव गार्ग कि भवकुं

5-12
5-1

नकल तैयार कर्ता
 नकल मिलान कर्ता

18-4-11 S. A. ...
...
...



भारतीय गैर न्यायिक

7/2/23

पचास
रुपये

FIFTY
RUPEES

रु. 50

Rs. 50



INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

(15)

M 364966

कानूनी जिम्मेदारी मुझ विक्रेता व मेरे समस्त उत्तराधिकारियों एवं स्थापनों पर होगी। व विक्रित आराजी के पश्चिम में जो रास्ता मन्दिर/आश्रम की उत्तर वाली दीवार से 30 फुट छोड़कर 15 फुट चौड़ा चल रहा है और जो

सरजीव कुमारे देवनाथ
सरजीव कुमारे देवनाथ
सरजीव कुमारे देवनाथ

सिने
सिने

सरजीव कुमारे देवनाथ के सचिव

नकल तैयारकर्ता
रजत मिलान कर्ता

क्र. 383
 मालिक का पता
 विक्रय क्र. 19/411
 विक्रय क्र. 19/411
 विक्रय क्र. 19/411

अमर खलपत ग्राम दिवरीवा तह. सिलामपुर
 जाले - पहिल कुस्जीत सिंह स. सरदार सिंह स. गार्डी लोटी



भारतीय गैर न्यायिक

81
57

पचास
रुपये

FIFTY
RUPEES

रु.50

Rs.50



INDIA NON-JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

(16)

M 364967

उत्तर-दक्षिण चल रहे चकमार्ग से मिल रहा है वह पूर्ण रूप से अविवादित है।
विक्रित आराजी में कोई पेड़, कुआ, बोरिंग आदि नहीं है। व विक्रित आराजी के 200
मीटर त्रिज्या में कोई औद्योगिक/व्यवसायिक गतिविधि नहीं है।

सरजीत कुमार देव नाम

सरजीत कुमार देव नाम

सरजीत कुमार देव नाम

सरजीत कुमार देव नाम

देव

देव

नकल तैयार करती
मिलान करती

72

384
59

फा. नं. 383



W
19/4/11

बनारी राम
साहित्य विज्ञान
शा. नं. 143
लखनऊ (उत्तर प्रदेश)



83

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

(17)

-M 364968

अतः यह विक्रय पत्र आज दिनांक 19.04.2011 रूबरु गवाहान वामुकाम बिलासपुर
जिला रामपुर लिपिबद्ध कर दिया कि प्रमाण रहे।

सखीव कुमारे देव नाम

सखीव कुमारे देव नाम

सखीव कुमारे देव नाम

सखीव कुमारे देव नाम

सखीव

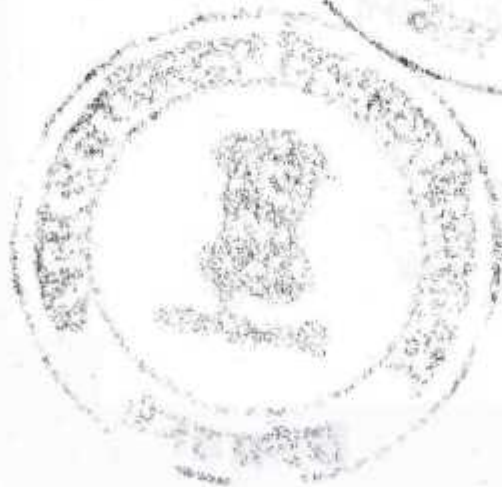
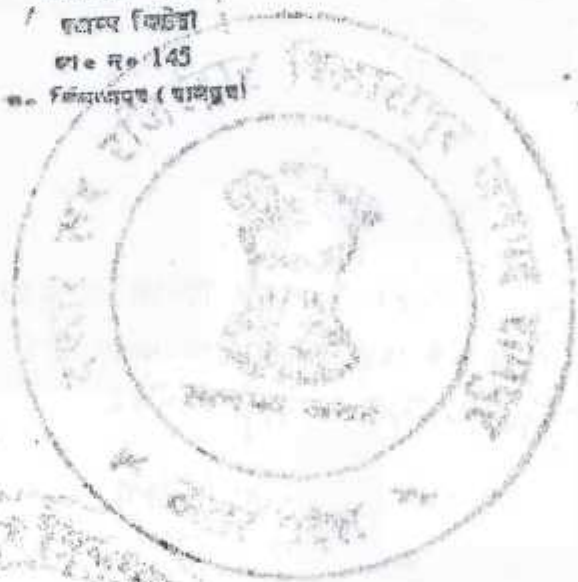
सखीव

सखीव तैयार कर्ता
सखीव मिलान कर्ता

385
57

क्रमांक 388

19/4/11
जवाली राम
बाल्य विदेवा
एक नं० 143
म. विद्यालय (पानवृष)



75 85

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

(18)

M 364969

व भूमि कर्म प्रयोजनार्थ रूप की गई है : स्व

विवरण विक्रित सम्पत्ति (कृषि भूमि स्थित ग्राम दिबदिबा तहसील बिलासपुर जिला रामपुर)
चक सं० 360 के द्वितीय चक पर प्रदिष्ट प्रस्तावित जोत :-

खसरा नं०	क्षेत्रफल
142मि. (एक सौ ब्यालीस मि.)	0.560 है०
143मि. (एक सौ तैंतालीस मि.)	0.051 है०
2	0.611 है०
मूल जोत :-	
140 (एक सौ चालीस)	0.010 है०
कुल 3 किता	कुल रक्वा 0.621 है० यानि 1.535 एकड

सखीव कुमाल देव नाम

सखीव कुमाल देव नाम

सरणीत कुमाल देव नाम

सरणीत कुमाल देव नाम

स्व

स्व

नकल तैयारि कर्ता
नकल मिलान कर्ता

386
509

प्रीति ३८३



Handwritten signature
19/4/11
जयपुरी राज
स्टाम्प विभाग
घाट नं० 145
जयपुर विद्यालय (राजपुर)



875

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

(19)

M 364970-

साक्षी नं० 1

भूदेव राय पुत्र भीमचन्द राय
निवासी ग्राम दिबदिबा
तह० बिलासपुर जिला रामपुर (उ० प्र०)

Bhudev Ray

सरजीत कुमार देवनाथ
सखी ल कुमारे देवनाथ
विक्रेता
सरजीत कुमार देवनाथ

सरजीत कुमार देवनाथ

साक्षी नं० 2

महीपाल सिंह पुत्र कोमिल राम
निवासी ग्राम दिबदिबा
तह० बिलासपुर जिला रामपुर (उ० प्र०)

Mahi Pal

क्रेता *Siv* *Siv*

(AALFA-2842H)

Kushal Kumar
14.04.2011
कुशल कुमार

एडवोकेट
बिलासपुर जिला रामपुर

A
नकल तैयार कर्ता
नकल बिलान कर्ता

55

387 / 387 भा. 383



19/4/11
स्टाम्प दिक्कला
प्रा. नं. 145
बिहार प्रमुख (बा. प्र. प्र.)



रजिस्ट्रेशन हेतु फिंगर प्रिंटर

विक्रेता/क्रेता का नाम व पता

बायें हाथ के उंगलियों के चिन्ह

सुजीव देवानाथ



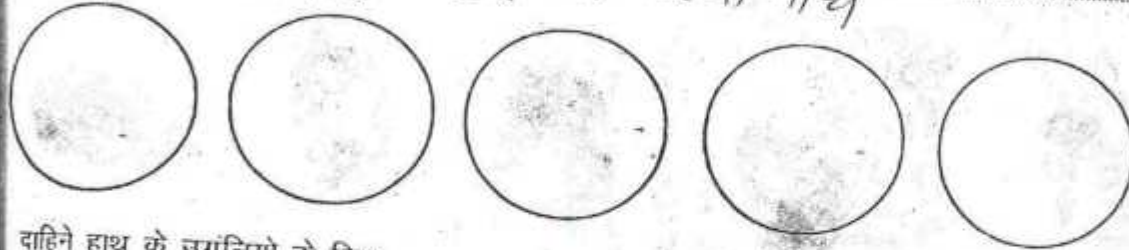
दाहिने हाथ के उंगलियों के चिन्ह



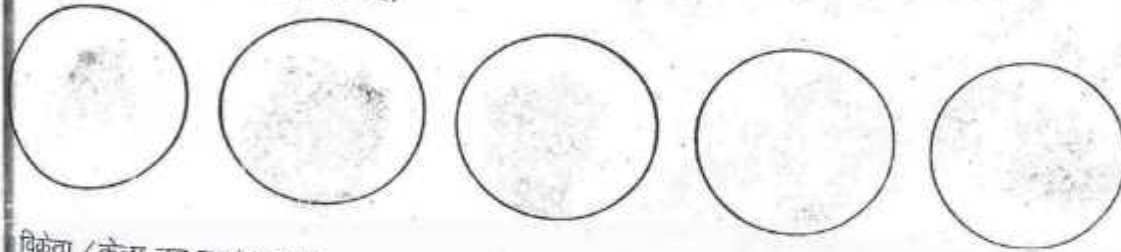
विक्रेता/क्रेता का नाम व पता

बायें हाथ के उंगलियों के चिन्ह

सुरजति देवानाथ



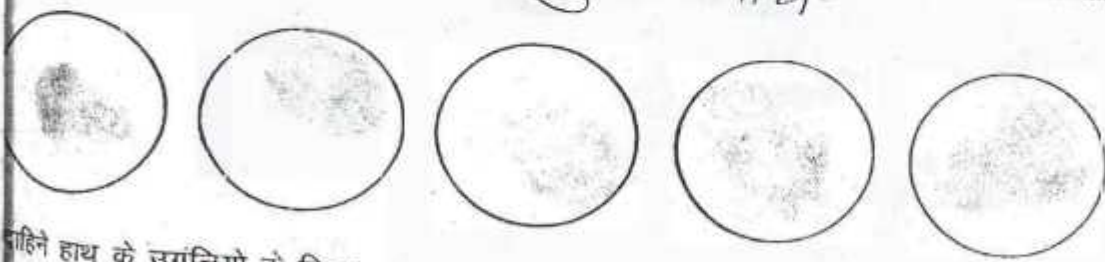
दाहिने हाथ के उंगलियों के चिन्ह



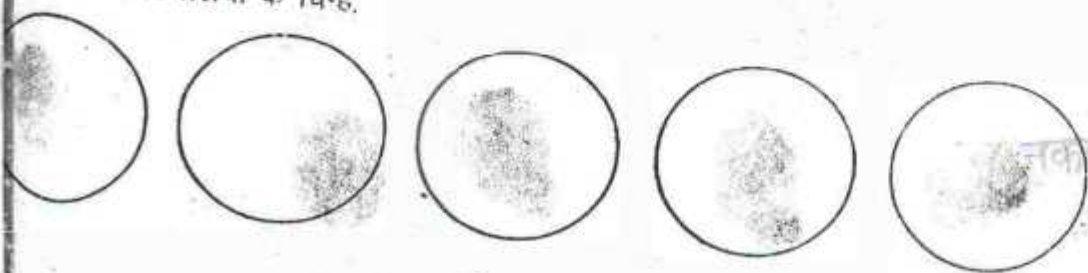
विक्रेता/क्रेता का नाम व पता

बायें हाथ के उंगलियों के चिन्ह

मंगु देवानाथ



दाहिने हाथ के उंगलियों के चिन्ह



नकल तैयार कर्ता
पिलान कर्ता



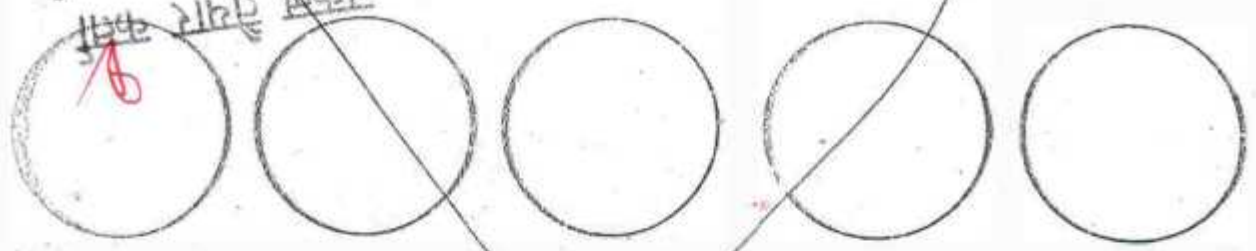


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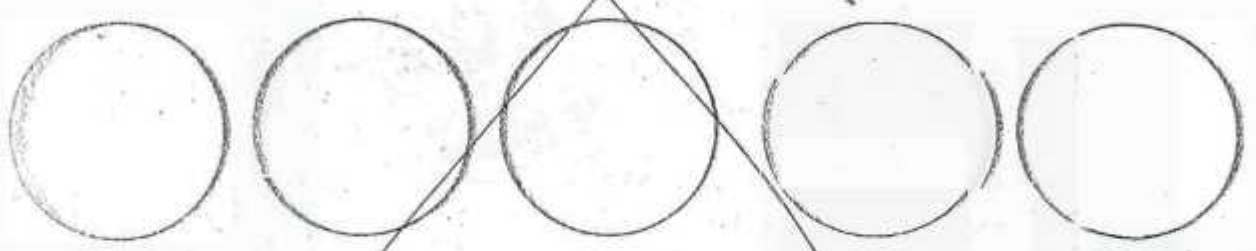
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42

Handwritten notes in Hindi at the top left, including the word 'प्रकार' (Prakar) and some illegible scribbles.

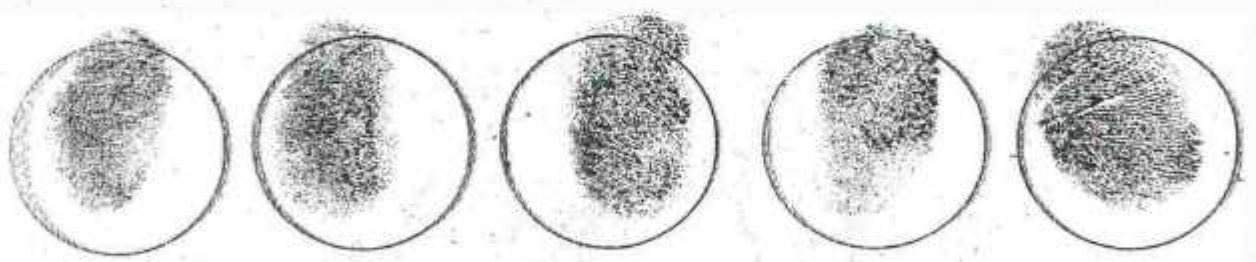


Handwritten text in Hindi: 'यदि नाम के अक्षरों के लिए' (If for the letters of the name).



Handwritten text in Hindi: 'यदि नाम के अक्षरों के लिए' (If for the letters of the name).

Handwritten text in Hindi: 'यदि नाम के अक्षरों के लिए' (If for the letters of the name).



Handwritten text in Hindi: 'यदि नाम के अक्षरों के लिए' (If for the letters of the name).



Handwritten text in Hindi: 'यदि नाम के अक्षरों के लिए' (If for the letters of the name).

Official footer text in Hindi, including 'संशोधन आयोग' (Research Commission) and '1993 की धारा 32 ए के अनुसार' (According to Section 32A of 1993).

Handwritten number '9/51' in the bottom left corner.

93

पक्षकारों द्वारा बलाये अनुसार विक्रित आराजी नम्बरी 148/17 143/17 140

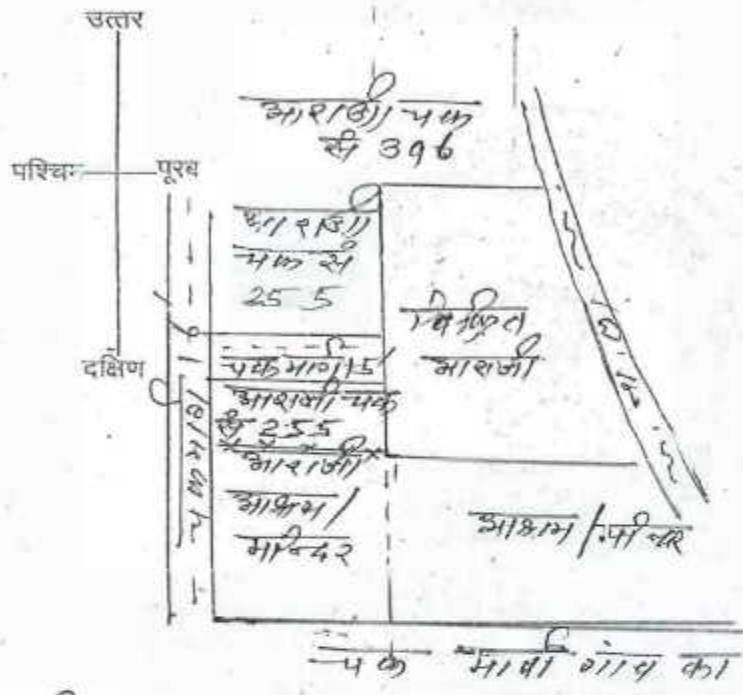
रकबई 0.621 हेक्

स्थित ग्राम दिव दिवा तहसील बिलासपुर जिला रामपुर, बानामा

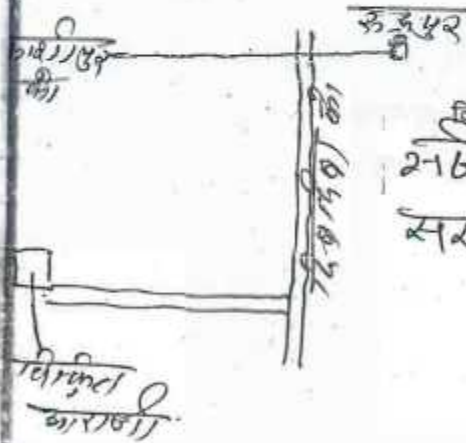
मिनजालिब राजी व देवा गाय हारि बहक नगर स्वयंसेविका दिवा

दिनांक 19/04/2011 के, 200 मीटर त्रिज्या के अर्न्तगत स्थित सम्पत्ति का नक्शा

नजरी :-



1624/2



विक्रेता
श्रीमती लक्ष्मी देवी
क्रेता
श्री
सरजीत कुमार देवनाथ

Drafted by :-

Kushal Kumar,
Advocate
19.04.2011

Kushal Kumar
Advocate
Bilaspur (Rajasthan) U.P.

नकल तैयार कर्ता
नकल मिलान कर्ता

५५

१५



छायाप्रति प्रमाणित

राज दिनांक 19/4/11 को फोटो स्टैंड प्रति
 पुस्तक संख्या 1 खण्ड 1350
 के पृष्ठ 51 पर क्रम संख्या 2230
94 पर रजिस्ट्रीकृत किया गया।

सब-रजिस्ट्रार
 तहसील-बिलासपुर
 (रामपुर)

निबन्धक
 बिलासपुर जि० रामपुर





INDIA NON JUDICIAL
Government of Uttar Pradesh

COPY 1068/23 45

e-Stamp



Certificate No.	: IN-UP21581076646670V
Certificate Issued Date	: 30-May-2023 03:23 PM
Account Reference	: NEWIMPACC (SV)/ up14110204/ RAMPUR/ UP-RMP
Unique Doc. Reference	: SUBIN-UPUP1411020437853877577029V
Purchased by	: SARFARAZ AHMAD KHAN ADVOCATE BILASPUR RAMPUR UP
Description of Document	: Article 24 Copy or Extract
Property Description	: NAKAL HETU
Consideration Price (Rs.)	:
First Party	: SARFARAZ AHMAD KHAN ADVOCATE BILASPUR RAMPUR UP
Second Party	: NA
Stamp Duty Paid By	: SARFARAZ AHMAD KHAN ADVOCATE BILASPUR RAMPUR UP
Stamp Duty Amount(Rs.)	: 10 (Ten only)

सत्यमेव जयते



A

Please write or type below this line

रकम की रसीद फौज... 1500.....
संपादी दिनांक... 26-28.....

10 2230 1068/23
2011 1146

A

Statutory Alert:

- The authenticity of the Stamp certificate should be verified at www.india.gov.in, but is not using e-Stamp Master App of Block Header.
- Any discrepancy in the details on the Certificate and its verification on the website / e-Stamp App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.





उत्तर प्रदेश UTTAR PRADESH

GC 377235

16 MAR 2023

* बरेली - 31 *

कोषाधिकारी

MEMORANDUM OF UNDERSTANDING FOR AGREEMENT

This Memorandum of Understanding is made on this 16th day of March 2023 between **UNI- TRUTH PROJECTS PRIVATE LIMITED** a Company Registered under the Companies Act, 2013 having its Registered office at House No. 196, Floor 1st Block E Landmark NA DD RES Schema Nariana Vihar New Delhi 110 028, through its Director Mr. Charanpal Singh Sobti S/o Late Sh. Hira Singh Sobti, **AMAR DEVELOPERS** a Partnership Firm under the Partnership Act, 1932 having its office at Sobti Complex, Green Park, Vill Harunagla , Bisalpur Road, Bareilly (U.P.) 243 001, through its Partner Mr. Charanpal Singh Sobti S/o Late Sh. Hira Singh Sobti, and Mr. **Charanpal Singh Sobti** S/o Late Sh. Hira Singh Sobti R/o 108, Golden Green Park Vill. Harunagla, Bisalpur Road, Bareilly (U.P.) 243 0001 hereinafter called the First Party of One Part

AND

M/s **SOBTIS BUILDWELL LIMITED** a Company registered under the Companies Act 2013 having its Registered Office at WZ 152-B, Shop No. 1 Plot No. 165 Pratap Nagar, New Delhi, 110 064 India, through its Director Mr. SUDEB PANDA S/o Sh. Late Sh. Amar Panda hereinafter called the Second Party of Second Part.

For Uni-Truth Projects Pvt Ltd.

For Amar Developers

authorised Signatory

Auth. Signatory

For Sobtis Buildwell Ltd.

Authorised Signatory

Cont...

WHEREAS The Second Party has a vast expertise mainly in designing lay outs, developing, supervising, constructing, building, erecting, re-erecting, altering, repairing, sewerage systems, wells and other infrastructure facilities, such as water, sanitary, gas, electricity, transport, communication and other structural or architectural work of any kind whatsoever, particularly urban designing, commercial buildings, housing estates, shopping centers, clubs, industrial buildings, offices, and preparing of estimates, designs, plans, specifications earthworks & other infrastructure projects. The Second Party is in the Business of construction and development of housing projects and offers entire range of services in the area which includes planning, architectural designing and drawing as well as promotion and marketing of project.

Whereas the First Parties **M/s UNI- TRUTH PROJECTS PRIVATE LIMITED, AMAR DEVELOPERS, AND CHARANPAL SINGH SOBTI** Individually own the land totally measuring approx. 49106.874 Sq Mts in Chak No. 47 – Gata No. 66 Min, 67 Min, 106 Min., 108 Min., 109, 110 Min., 111, 112, 113 Min., 116 Min. & 117 Min. & Chak No. 360 – Gata No. 140, 142 Min & 143 Min. at Village Dibdiba Tehsil Bilaspur & Distt. Rampur (U.P.) which is a very suitable and ideal location for the Development as a Apartment/housing Project, herein after called the Land owners.

Whereas the Second Party approached the First Party with a proposal of a joint venture for development of an ideal housing project which comprise of Plots/Flats of various types sizes and dimensions and subsequently and offered to do Construction for the Proposed allottees/purchasers of the housing project to be developed on the land of the first parties and the First Party agreed to the proposal.

NOW THIS MEMORANDUM OF UNDERSTANDING WITHNSSES AND THE PARTIES HERETO AGREE AS FOLLOWS :

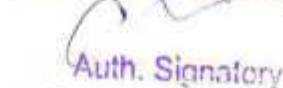
AVAILABILITY OF LAND :

The First Party shall be responsible to make available the land which is in their peaceful possession and free from all disputes, differences and encumbrances for the proposed projects. The Second Party shall not be responsible for delay in commencement of project if any dispute or difference arises in respect of the title or possession of the land or part of it, either from any person or civic bodies or Government Authorities.

For Uni-Truth Projects Pvt. Ltd.


Authorized Signatory

For Amar Developers


Auth. Signatory

For Sobtis Buildwell Ltd.


Authorized Signatory

Cptt...




APPROVAL OF PLANS, STRUCTURAL DESIGNS ETC. :

The First Party shall be responsible for submitting and getting the Layout plans of the project, including boundary wall, structural designing working plans, sanitary plans, sewerage, drainage and electrical plans etc., approved from all the competent Government and Civil Authorities as well as Electricity Board and also responsible for obtaining all the NOCs from all concerned competent authorities for getting the plan approved.

PLANING FOR THE PROJECT :

The Second Party shall develop the project as per the approved layout plan with land scaping, architectural design and drawing with complete necessary specifications of building material to be used and prepare estimates of cost of material and labour and all other estimates in respect of the said project. The plan Shall be vetted and approved by a qualified architect who shall not be employed of either of the parties and the said project must be mutually approved and agreed upon by both the parties before its commencement.

PROMOTION, SALES AND MARKETING OF THE PROJECT :

The Second Party shall be primarily responsible for the Promotion, Sales and Marketing of the project. The Second Party shall along with the project plan also develop a full size brochure containing details for the proposed project with sizes dimensions and various schedules, as well as facilities and amenities offered with various categories of the plots.

However variations in specification, category and dimension as well as prices offered is permissible in various phases of the project and as agreed upon by both the parties depending upon the demand in the market and needs of the customers.

DEVELOPMENT AND CONSTRUCTION :

It has been agreed upon between the parties that some independent Contractors of sufficient worth, credibility and experience be appointed to carryout the development and construction work at the site of the project.

The said contractors shall function under the supervision and control the Second Party and shall be primarily responsible to look after the work and see that the entire work of construction of the project is carried out in accordance with and as per layout plan, drawing and design jointly approved and agreed upon by both the parties.

However, the First Party shall have the right to inspect the work of construction and development of the project at all stages and would also have the right to verify the building materials used, in the construction and also its conformity with the approved plan, drawing and design.

For Uni-Truth Projects Pvt. Ltd.

For Amar Developers

Authorised Signatory

Auth. Signatory

For Sobtis Buildwell Ltd.

Authorised Signatory

Cont...



DECLARATION OF PRICES :

The price for each unit/plots shall be declared from time to time as agreed upon by both the parties to the MOU taking into account various factors especially the prices as prevailing in the market at the juncture.

That both parties hereby agreed that Second Party will received the whole prices of sold unit on its name i.e. "SOBTIS BUILDWELL LIMITED" from the Proposed allottees/purchasers. Further agreed that the Second Party shall pay First Party Rs. 10000.00. Per Sq. Mt. (Rupees Ten Thousand Only Per Sq. Mt.) of the Saleable land. and will transfer the amount after sale of units time to time. In further the rate of saleable land as decided above shall be revised as and when required or mutually agreed between both the parties.

TRANSFER OF PROPRIETARY RIGHTS TO THE BUYERS :

The First Party with the consent of Second Party shall execute the sale deeds in favour of the prospective buyers as and when required. The First Party shall be responsible for the transfer of proprietary rights in the plot/flat to the prospective buyers thereof and shall execute all the necessary transfer documents like sale deed, possession certificate etc, get the documents registered with the local Sub Registrar of Properties.

TAX LIABILITY :

The tax liability of the parties shall be determined individually and independently and any profit or loss on account of the Project shall be transferred to the individual account of the parties and no separate tax liability shall be determined for the project.

EXECUTION AGENCY:

As per the Memorandum of Understanding the Second Party can allot the contract to Civil and Electrical Contractors for the execution of concerned jobs and the Second Party can appoint the Architect to control the design and quality of work in accordance with the approved layout plan.

NON COMPETITION / CONFIDENTIALITY

Each of the parties agree that from the date herein above mentioned and for so long this MOU subsists, it will not engage or be interested whether as principal, agent, consultant or even otherwise in any trade or occupation or business competing directly or indirectly with any other Person/Firm/Co. etc. without prior consent in writing of the other party.

Each of the parties shall keep confidential all information (written or oral) concerning the present business affairs.

For Uni-Truth Projects Pvt. Ltd.

[Signature]
Authorised Signatory

For Amar Developers

[Signature]
Auth. Signatory

For Sobtis Buildwell Ltd.

[Signature]
Authorised Signatory

Cont...



MISCELLANEOUS

If at any time during the term of this MOU any of the party intends to introduce a third party then, the consent of other party is mandatory.

GENERAL

Waiver: There shall be no waiver of any term, provision or condition of this MOU unless such waiver is evidenced in writing and signed by both the parties. No omission or delay on the part of any party in exercising any right, power or privilege hereunder shall operate as waiver thereof nor shall any single or partial exercise of any such right, power or privilege preclude any other or further exercise thereof or of any other right, power or privilege. The rights and remedies provided herein are cumulative with, and not exclusive of any right or remedies provided by law.

Modifications of the amendments to this MOU shall be effective only if made in writing signed by the parties or their duly authorized representatives.

Notice: Any notice required to be served shall be served by Registered Post AD and shall be addressed to the addresses mentioned below.

1 **UNI- TRUTH PROJECTS PRIVATE LIMITED** a Company Registered under the Companies Act, 2013 having its Registered office at House No. 196, Floor 1st Block E Landmark NA DD RES Schema Nariana Vihar New Delhi 110 028, through its Director Mr. Charanpal Singh Sobti S/o Late Sh. Hira Singh Sobti,

AMAR DEVELOPERS a Partnership Firm under the Partnership Act, 1932 having its office at Sobti Complex, Green Park, Vill Harunagla , Bisalpur Road, Bareilly 243 001, through its Partner Mr. Charanpal Singh Sobti S/o Late Sh. Hira Singh Sobti, and

Mr. **Charanpal Singh Sobti** S/o Late Sh. Hira Singh Sobti R/o 108, Golden Green Park Vill. Harunagla, Bisalpur Road, Bareilly (U.P.) 243 0001

2. **M/s SOBTIS BUILDWELL LIMITED** a Company registered under the Companies Act 2013 having its Registered Office at WZ 152-B, Shop No. 1 Plot No. 165 Pratap Nagar, New Delhi, 110 064 India, through its Director Mr. SUDEB PANDA S/o Sh. Late Sh. Amar Panda.



For Uni-Truth Projects Pvt. Ltd.
[Signature]
Authorised Signatory

For Amar Developers
[Signature]
Auth. Signatory

For Sobtis Buildwell Ltd.
[Signature]
Authorised Signatory

[Signature]
Cont...

Severability- The invalidity of any portion of this MOU shall not affect the remaining portion of this MOU or any part thereof and it shall be construed as if such invalid portion or portions had not been inserted therein. The parties will replace an invalid provision or fill a gap with valid provision which most closely approximates the intent and economic effect of the invalid provision.

Assignment : Save as otherwise expressly provided under the MOU, all rights and obligations hereunder are personal to the parties hereto and may, not be assigned at law or in equity without prior written consent of the other party.


Force Mejeure : Notwithstanding anything of the contrary in the MOU, neither party shall be liable by reason of failure or delay in the performance of its duties and obligations under the MOU if such failure or delay is caused by acts of God, war, riot, fire, civil commotion, strikes, lock outs, embargoes, any orders of governmental, quasi-governmental or local authorities or any other similar cause beyond its control and without its fault or negligence.

ARBITRATION CLAUSE :


In case any disputes or difference shall arise between the parties either during the progress or after the completion of works as to the interpretation or construction of terms of the MOU or as to any matter or thing of whatsoever nature arising there under or in connection therewith, then such dispute or difference shall be referred to arbitration of a "committee of arbitrators" one member of which to be appointed by each party to the MOU and the third one being appointed by the two members herein appointed by the both the parties under the provision of Arbitration and Conciliation Act 1996 and the decision of such Arbitrators shall be final and binding on the parties.

IN WITNESS WHEREOF the parties signify their agreement by the signature of their duly authorized representatives as follows :

Signed for and on behalf of
M/s **UNI-TRUTH PROJECTS PRIVATE LIMITED**
For Uni-Truth Projects Pvt. Ltd.


(Signature) Authorized Signatory
Name : Charanpal Singh Sobti
Designation : Director

Signed for and on behalf of
M/s **SOBTIS BUILDWELL LIMITED**
For Sobtis Buildwell Ltd.


(Signature) Authorized Signatory
Name : Sudeb Panda
Designation : Director

29 MAR 2023

M/s AMAR DEVELOPERS
For Amar Developers

(Signature) *[Handwritten Signature]*
Name : Charanpal Singh
Designation : Partner

[Handwritten Signature]
Charanpal Singh Sobti



(Signature)

WITNESS : *[Handwritten Signature]*
NAME : Simran Bajaj
S/o Sh : Laxman Das Bajaj
Address : 26, Sindhu Nagar,
Katra Chand Kha
Bareilly.

WITNESS : *[Handwritten Signature]*
NAME : *[Handwritten Name]*
S/o Sh : Asb. Ahmad
Address : Shaki,
Bareilly.

WITNESSED the execution of this Memorandum of Understanding for Agreement
by Shri M/s. UNI-TRUTH PARTNERS Pvt. Ltd.
M/s. SOBTI'S BUILDWELL Ltd.
Identified by Shri Simran Bajaj
No. 26 Sindhu Nagar, Katra Chand Kha, Bareilly
I acknowledge the fact of execution
of this Memorandum of Understanding on 29-03-2023
- Standing for Agreement

[Handwritten Signature]
Ravinder Singh Bagga
Advocate & Notary, Bareilly

