

**Satendra Awasthi,**  
**Advocate**



**Chamber :**

Chamber No. 05, Ground Floor,  
Motilal Adhivakta Bhawan, Civil  
Court Compound, Kanpur.

**Offices :**

H. No. 127/219, S-Block, Karpatri  
Nagar, Juhi, (Near Jyoti Heights)  
Kanpur Nagar

Flat No. G-2, Ground Floor,  
"Narayan Apartment" H.No. 7/81,  
Tilak Nagar (Infront of Hotel Vijay  
International), Kanpur Nagar

U 9415074718 ; 9919222275

Date : 14.08.2024

**TO WHOMSOEVER IT MAY CONCERN**

Sir / Ma' am,

As per instructions, I have verified the genuineness of the photocopies of the following documents with their originals, and further verified all the following documents with the records available at Revenue Office, Kanpur, and Sub-Registrar Office, Kanpur, from 09-08-2012 to 09-08-2024 and accordingly, the Sub-Registrar Officer, Zone III, Kanpur Nagar, issued Non-Encumbrance Certificate dated 13-08-2024 vide application number 2202421001682 in respect of the Township at Taudhakpur, Phase 2, comprising of Arazi No. 109, 110, 111, 112, 113, 114, 114 part, 115, 115 part, and 128, situated at Taudhakpur, Tehsil Pargana and District Kanpur Nagar, admeasuring an area of 24035.85 Sq. Meters, for residential purpose.

**A. Description of the Property:**

Township at Taudhakpur, Phase 1, comprising of Arazi No. 109, 110, 111, 112, 113, 114, 114 part, 115, 115 part, and 128, situated at Taudhakpur, Tehsil Pargana and District Kanpur Nagar, admeasuring an area of 24035.85 Sq. Meters,

East : Arazi No. 103, 112 and 113  
West : Arazi No. 146 and 147  
North : Arazi No. 116 and 127  
South : Arazi No. 104, 107 and 108

**B. List of Original Documents Verified:**

1. Photocopy of Sale Deed for Arazi No. 128 and 129, admeasuring 2.152 Hectares, at Taudhakpur, Kanpur Nagar, at Book No. 1, Vol. No. 8590, Pages 99 to 164, at Sr. No. 6796 dated 06.06.2008
2. Photocopy of Sale Deed, at Book No. 1, Vol. No. 11168, Pages 71 to 100, at Sr. No. 5602 dated 26.05.2011
3. Photocopy of Sale Deed at Book No. 1, Vol. No. 12801, Pages 71 to 244, at Sr. No. 115807 dated 12.11.2012

**Satendra Awasthi**  
(Advocate)  
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Adhivakta Bhawan, Civil Court, Kanpur  
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Mob. :- 9415074718

4. Photocopy of Sale Deed at Book No. 1, Vol. No. 13241, Pages 105 to 196, at Sr. No. 2616 dated 01.03.2013
5. Photo copy of mutation in the Khatoni 1422 to 427 vide Tehsildar Order Dated 19.06.2013
6. Photocopy of Sale Deed at Book No. 1, Vol. No. 13936, Pages 223 to 266, at Sr. No. 12881 dated 02.09.2013
7. Photocopy of Sale Deed at Book No. 1, Vol. No. 15260, Pages 143 to 186, at Sr. No. 13303 dated 17.07.2014
8. Photocopy of Sale Deed at Book No. 1, Vol. No. 18281, Pages 1 to 32, at Sr. No. 13793 dated 29.08.2016
9. Photocopy of Sale Deed at Book No. 1, Vol. No. 23330, Pages 77 to 98, at Sr. No. 13965 dated 28.11.2020
10. Photocopy of Sale Deed at Book No. 1, Vol. No. 24302, Pages 329 to 346, at Sr. No. 11987 dated 30.07.2021
11. Photocopy of Sale Deed at Book No. 1, Vol. No. 25231, Pages 327 to 346, at Sr. No. 8420 dated 07.06.2022
12. Photocopy of Sale Deed at Book No. 1, Vol. No. 14382, Pages 385 to 408, at Sr. No. 14113 dated 30.11.2022
13. Photocopy of Kanpur Development Authority Kanpur KDA vide File No. KDA/LD/22-23/0904 dated 22.05.2024 and Permit No. Plotted Resi development / Plotted Housing/03811/KDA/LD/22-23/0904/09122022 dated 22.05.2024 of "Phase-II" at Arazi No. 115 (Part), 112 (Part), 114(Part), 109 (Part), 110 (Part), 113 (Part), 128 (Part), 111(Part), Situated at Taudhakupur, Tehsil Pargana and District Kanpur Nagar, admeasuring Area 24035.85 Sq. Meters

I hereby confirm that I have verified the certified copy of material title deeds, M/S Navsheel Standard Construction and Partners 1. Shri Rakesh Kumar Garg S/o Late Roop Kishor Garg, 2. Shri Atul Kumar Garg S/o Late Roop Kishor Garg, 3. Shri Pawan Kumar Garg S/o Late Roop Kishor Garg, 4. Shri Surendra Jakhodia S/o Late Mahadeo Prasad Jakhodia and 5. Shri Siddharth Jakhodia S/o Late Mahadeo Prasad Jakhodia, of the said property as per the records available and verified by me in the Registrar / Sub-registrar's office Zone III, Kanpur, and confirm that the original deed and Photo Copy of the deed available with the owners are true and genuine.

That there are no prior charges over the said property, i.e., Township at Taudhakupur, Phase-II, at Arazi No. 109, 110, 111, 112, 113, 114, 114 part, 115, 115 part, and 128, situated at Taudhakupur, Tehsil Pargana and District Kanpur Nagar, admeasuring Area 24035.85 Sq. Mtrs for residential purpose.

Date : 14.08.2024  
Place : Kanpur Nagar

Signature of the Advocate

*Satendra Awasthi*  
(Advocate)  
Ch. No. 5 (Ground Floor) Motilal  
Adhivakta Bhawan, Civil Court, Kanpur  
E-mail :- sawasthiadvocate@rediffmail.com  
Mob. :- 9415074718



प्रमाण संख्या : 22024210001605

Digitally signed by PANDIT RAJESH  
DN: cn=, o=, title=Padesh,  
3.5.4.20=20464710074303746677162,  
3.5.4.21=90474636571, street=20474636571,  
c=, postalCode=223471, street=20474636571,  
serialNumber=6B3F3A2C8009D9970700C  
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पंडित राजेश तृतीय  
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# उत्तर प्रदेश BAR COUNCIL OF UTTAR PRADESH



*Certificate of Practice*  
[issued under B. C. I. Certificate and place  
of Practice (Verification) Rule, 2015]



C.O.P.No. 065381 of 2018

This is to certify that  
**SATENDRA AWASTHI**

D/S/O **ASHOK KUMAR AWASTHI**

R/O **H.NO.: 127/219 S BLOCK, KANPUR NAGAR**

P/S

Dated 13/07/2002 is an advocate enrolled in the Bar Council of Uttar Pradesh. His enrolment number is UP04644/02 dated 13/07/2002 and his normal place of practice is KANPUR NAGAR

He is entitled to cast his vote for the election of Bar Council of Uttar Pradesh at KANPUR NAGAR (Place) and in the elections of Bar Association of KANPUR NAGAR

(name & place of Bar Association, if applicable).

This certificate of practice is valid for a period of 5 years from the date of its issuance.

Date: 01/01/2018

*Raghendra Singh*

(Raghendra Singh)  
Advocate General of U.P.  
Chairman

*Dinesh Pathak*

(Dinesh Pathak)  
Member, B.C.I.

*श्रीनाथ त्रिपाठी*

(Shrinath Tripathi)  
Member

*Praveen Kumar Singh*

(Praveen Kumar Singh)  
Member