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स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय: सदर प्रथम, मेरठ

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	2202225403404
आवेदक का नाम	प्रदीप कुमार
आवेदक का पता	मेरठ
आवेदन तिथि	10-10-2022
भुगतान तिथि	10-10-2022
चालान संख्या	NIB220680104
मोबाइल	9548780103
धनराशि रु०	100 /-

कार्यालय उपनिबंधक सदर प्रथम मेरठ जनपद मेरठ

आवेदन संख्या :2202225403404

प्रमाण संख्या :22022254003089

भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)

श्री- प्रदीप कुमार पुत्र- - तहसील मेरठ जिला मेरठ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति ग्राम/मोहल्ला - सराय काजी, वार्ड/परगना- मेरठ, कृषि- प्रदीप कुमार पुत्र श्री सोमदत्त व तुषार सिंह पुत्र श्री प्रकाश का चन्द व श्रीमति इन्द्रा रानी पत्नी श्री प्रकाश चन्द निवासीगण मोहनपुरी मेरठ व हिमांशु पटेल।, भूमि ख० नं० 64 विवरण क्षेत्रफल 0.8600 है० व खसरा नं० 65/2 क्षेत्रफल 1.4540 है० व खसरा नं० 63/2 क्षेत्रफल 0.3783 है० व खसरा नं० 65/1 क्षेत्रफल 0.0630 है० स्थित ग्राम सराय काजी मेरठ में अपना कुल हक हिस्सा।, खसरा नं० 64 आदि

मे एतद्वारा प्रमाणित करता हू कि इंडेक्स सं० 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2011 से दिनांक 10/10/2022 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :11-10-2022

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
2. वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
3. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बंधित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
4. यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **अदीबा खान।**
मिलान करने वाले निबन्धन लिपिक: **अदीबा खान।**

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उपनिबन्धक सदर प्रथम
मेरठ

ARPIT SHARMA

(Advocate)

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TITLE INVESTIGATION REPORT & LEGAL OPINION

Date: 12-12-2022

Sub: Legal Verification of Documents relating to proposed residential colony by the name of "SOMDUTT ENCLAVE" situated at Khasra Nos. 63/2, 64, 65/1 & 65/2 of Revenue Village Sarai Kazi, Pargana, Tehsil & Distt. Meerut-U.P.

GENERAL DETAILS

- A. Name of Owners:**
1. Sh. Pradeep Kumar s/o Late Sh. Somdutt
 2. Smt. Indira Rani w/o Late Sh. Prakash Chand
 3. Sh. Tushar Singh s/o Late Sh. Prakash Chand
 4. Sh. Himanshu Patel s/o Late Sh. Krishna Gopal (previous)
 5. M/s ShivaEnterprises, partnership firm having partners Sh. Ashok Kumar Garg, Sh. Pulkit Saini, Sh. Pratik Saini, Sh. Pradeep Sharma & Sh. Avnish Garg and having its registered office at 37, Chippi Tank, Meerut City.
- B. Name of Developer:**
1. M/s Shiva Enterprises
- C. Description of the Property:** Land situated at Khasra No. 63/2, 64, 65/1 & 65/2 of Revenue Village Sarai Kazi, Pargana, Tehsil & Distt. Meerut, better known as "SOMDUTT ENCLAVE", near K.L. International School, behind Garh Road, Meerut. The "said property" is bounded as under:
- | | |
|---------|---|
| East : | Khasra No. 63/1 (Land of Sh. Shrikrishna) |
| West : | Somdutt Vihar Colony |
| North : | 12 Metre Wide Existing Road |
| South : | Somdutt Vihar Colony |

D. Nature of the Property: Freehold Open Land

E. Area of the Property: As per revenue records, total area of the land is 27553sq.m. (2.7553 ha.); Area of Khasra No. 63/2 is 0.3783 ha., Khasra No. 64 is 0.8600 ha., Khasra No. 65/1 is 0.0630 ha. and Khasra No. 65/2 is 1.4540 ha.

F. Documents Scrutinized and Comments Thereupon:

- (1) Original Sale Deed executed on 19.11.2022 by Sh. Himanshu Patel, s/o Late Sh. Krishna Gopal (Seller) in favour of M/s Shiva Enterprises (Buyer), through its partners Sh. Ashok Kumar Garg and Sh. Pulkit Saini, and registered in the Office of the Sub-Registrar-I, Meerut at Bahi No. 1, Jild No. 14891, on Page Nos. 327 to 350 at Kramank15859 on 19.11.2022 for the sale of Land measuring approx. 4263.74sq.m.out of his total share of land measuring 5327.50 sq.m. (land available on-spot is 5114 sq.m,) situated at Khasra Nos. 63/2, 64, 65/1 and 65/2 of Vill. Sarai Kazi, Meerut, out of land measuring approx. 850.26sq.m. were retained by the Seller in the form of residential plots.
- (2) Original Consortium Agreement executed on 16-11-2022 by M/s Shiva Enterprises on one part and Sh. Pradeep Kumar, Smt. Indira Rani, Sh. Tushar Singh and Sh. Himanshu Patel and registered in the Office of the Sub-Registrar-I, Meerut at Bahi No. 4, Jild No. 635 on Page Nos.173 to 186 at Kramank 823 on 23.11.2022 for the development of land situated at Vill. Sarai Kazi, Meerut.As per the terms of the Consortium Agreement, M/s Shiva Enterprises shall register as the Main Promoter of the Project before the concerned government authorities including UP-RERA and the landowners shall register as the Co-Promoters of the Project.On behalf of Sh. Himanshu Patel, the Consortium Agreement was presented before the Sub-Registrar by Sh. Avnish Garg, s/o Sh. Ashok Kumar Garg, acting as his attorney (*vide* registered presentation power of attorney dated 19.11.2022).
- (3) Certified Copy of KhataKhatauni No. 00098 for Fasli Years 1428-1433 (1-July-2020 to 30-Jun-2026) showing Sh. Shrikrishna and Sh. Pradeep Kumar, sons of Sh. Somdutt, Sh. Tushar Singh, s/o Sh. Prakash Chand and Smt. Indira Rani, w/o Sh. Prakash Chand, all residents of Mohanpuri, and Sh. Himanshu Patel s/o Sh. Gopal Krishna, resident of Village SaidapurDevkali (Patel Farm House), Lakhimpur Kheri,as bhumidhari owners of Khasra Nos. 64 and 65/2.




- (4) Certified Copy of KhataKhatauni No. 00170 for Fasli Years 1428-1433 (1-July-2020 to 30-Jun-2026) showing Sh. Shrikrishna and Sh. Pradeep Kumar, sons of Sh. Somdutt, Sh. Tushar Singh, s/o Sh. Prakash Chand and Smt. Indira Rani, w/o Sh. Prakash Chand, all residents of Mohanpuri, and Sh. Himanshu Patel s/o Sh. Gopal Krishna, resident of Village SaidapurDevkali (Patel Farm House), Lakhimpur Kheri, as bhumidhari owners of Khasra Nos. 63 and 65/1.
- (5) Upon the submission of an application seeking Kurrabandi of the land by Sh. Shrikrishna and subsequent pleadings by the respondents therein, Orders dated 30-03-2022 and 30-04-2022 were passed by Upjilaadhikaari (ADM), Meerut in Case No. 2214/2022 (Computerised Case No. T202211520102214) "Shri Krishna vs. Pradeep Kumar and Ors." filed u/s. 117 of U.P. Revenue Code, 2006. On the basis of the said order, the shares of Sh. Shrikrishna in lands situated at Khasra Nos. 63, 64, 65/1 and 65/2 were collectively adjusted as Kurra No. 1 was made in favour of Sh. Shrikrishna comprising of (New) Khasra No. 63/1 (0.5327 ha.). The remaining co-sharers, viz., Sh. Pradeep Kumar, Smt. Indira Rani, Sh. Tushar Singh and Sh. Himanshu Patel were allocated Kurra No. 2 comprising of the remaining lands, i.e., Khasra No. 63/2 (0.3783 ha.), Khasra No. 64 (0.8600 ha.), Khasra No. 65/1 (0.0630 ha.) and Khasra No. 65/2 (1.4540 ha.), Total Area (2.7753 ha.).
- (6) Original Agreement to Sell executed on 05.04.2022 by Sh. Pradeep Kumar, Smt. Indira Rani, Sh. Tushar Singh and Sh. Himanshu Patel in favour of M/s Shiva Enterprises, through its partners Sh. Ashok Kumar Garg and Sh. Pulkit Saini, and registered in the Office of the Sub-Registrar-I, Meerut at Bahi No. 1, Jild No. 14445, on Page Nos. 259 to 284 at Kramank 4068 on 06.04.2022 for sale of Land measuring approx. 26448 sq.m. (area of land as per actual measurement on the spot) situated at Khasra Nos. 63/2, 64, 65/1 and 65/2 of Vill. Sarai Kazi, Meerut, out of which a land area of approx. 4979.94 sq.m. was retained by the original land owners in the form of plots in accordance with the terms therein.
- (7) Copy of Computer-Generated Sanction Letter bearing Permit No. *Plotted Resi development/Plotted Housing/03052/MDA/LD/22-23/0125/11052022* dated 19.07.2022 and *Layout Plan vide File No. MDA/LD/22-23/0125* approved by Meerut Development Authority, Meerut for the "Proposed Residential Layout Plan of Somdutt Enclave, Land situated at Khasra Nos. 63/2, 64, 65/1 & 65/2 of Village Sarai Kazi".



(8) Original Partnership Deed of M/s Shiva Enterprises dated 01.04.2022 and PAN Card.

In my opinion, the said property is clear, marketable, free from all kinds of encumbrances, and the promoters and co-promoters have the full and unencumbered right to sell the said property
. The Search Receipt obtain from the Sub- Registrar, Meerut bearing No. 39 Dated 08-12-2022 is enclosed herewith this NEC Repor


Arpit Sharma
(Advocate)

12/12/2022



(भाग 1)

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखे जाने वाला)

क्रम संख्या: 39

लेख्य या प्रार्थना-पत्र प्रस्तुत करने का दिनांक 01/11/22

प्रस्तुतकर्ता या प्रार्थी का नाम

लेख्य का प्रकार आपन माला

प्रतिफल की धनराशि

1-रजिस्ट्रीकरण शुल्क 25/20

2-प्रतिलिपिकरण शुल्क

3-निरीक्षण या तलाश शुल्क

4-मुख्तारनाम के अधिप्रमाणों के लिये शुल्क

5-कमीशन शुल्क

6-विविध 100

7-यात्रिक भत्ता 20

1 से 6 तक का योग 101

शुल्क वसूल करने का दिनांक

दिनांक, जब लेख्य प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिये तैयार होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

महिला विकास
कार्यालय
उपनिबंधक
कैरत