

*Sudhakar Prasad Tiwari*  
Advocate  
*High Court Lucknow*



Mob. No. -9450212350

Ref No.:

Date :

**To Whom It May Concern**

It is hereby declared that I (Sudhakar Prasad Tiwari) am an advocate and having Bar Council Uttar Pradesh C.O.P No. 158362, Dated 20.10.2011. It is Also declared that I am doing my practice in land-revenue related matters since 20/10/2011 and having more than 13 years' experience in land related matter.

Copy of identity card issued by Bar council of the Uttar Pradesh attached herewith for reference purpose.

Thanking You

Sudhakar Prasad Tiwari  
(Advocate)  
Registration No- UP6175/2011  
C.O.P. No. -158362 (from 20/10/2011)  
Dated :10/10/2024  
Place: Lucknow.



CP 138, 3rd Floor, Viraj Khand,  
Gomti Nagar, Lucknow-226010, India



+91 9235606063, +91 9235606080



contact@springgarden.in,  
springdevelopers@yahoo.in

To,  
Executive Engineer,  
U.P. Real Estate Regularity Authority  
Naveen Bhavan, Rajya Niyojan Sansthan,  
Kalakankar House,  
Old Hyderabad, Lucknow- 226007

Date-10/10/2024

**Whom so ever it May Concern**

I hereby undertake that we don't have any Loan from any Bank/Financial Institution on our project **SPRING GARDEN-II** Promoted by **M/s SPRING GARDEN**, situated at Khasra No. 392SA & 393 Village- Uttardhauna, Pragma, Tehsil & District Lucknow (UP)-226028.

All the Plots in our project which are to be sold are free from all encumbrance and there is no lien charge on the Plot and also these is no finance from any Bank or Financial institution in respect of the Project **SPRING GARDEN-II** Promoted by **M/s SPRING GARDEN**.

Thanking You,  
Your Faithfully  
For, **Spring Garden**

For **SPRING GARDEN**

*Gala*

**PARTNER**

Jay Ram Jalan  
(Partner)





CP 138, 3rd Floor, Viraj Khand,  
Gomti Nagar, Lucknow-226010, India



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To,  
The Secretary,  
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*Gala.*  
PARTNER

Jay Ram Jalan  
(Partner)



कार्यालय उपनिबंधक सदर द्वितीय लखनऊ जनपद लखनऊ

आवेदन संख्या :2202422804558

प्रमाण संख्या :22024228004324

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

श्री- सुधाकर प्रसाद तिवारी पुत्र- स्व शीतला प्रसाद तिवारी तहसील लखनऊ जिला लखनऊ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - उत्तर धौना, वार्ड/परगना- लखनऊ, कृषि- स्प्रेग गार्डन द्वारा अधिकृत पार्टनर श्री आशुतोष खरे पुत्र स्व प्रेम दयाल खरे, भूमि खसरा सं०-392स व 393 व 437 कुल तीन किता रकबा 1.007हे० स्थित ग्राम उत्तरधौना परगना तहसील व जिला लखनऊ, खसरा सं०-392स आदि

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 09/10/2012 से दिनांक 09/10/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :09-10-2024

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर डूँडे 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।
- वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
- इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
- यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: राजेश कुमार यादव।  
मिलान करने वाले निबन्धन लिपिक: नमिता श्रीवास्तव।

Prabhash Singh

Digitally signed by Prabhash  
Singh  
Date: 2024.10.09 18:32:24 +05'30'

उपनिबन्धक सदर द्वितीय  
लखनऊ

प्रिंट करें

स्टाम्प एवं रजिस्ट्रेशन विभाग  
उत्तर प्रदेश



निबन्धन कार्यालय: सदर द्वितीय लखनऊ

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भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	2202422804558
आवेदक का नाम	सुधाकर प्रसाद तिवारी
आवेदक का पता	लखनऊ
आवेदन तिथि	09-10-2024
भुगतान तिथि	09-10-2024
चालान संख्या	NIB240661213
मोबाइल	9450212350
धनराशि रु०	100 /-

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# भार मुक्त प्रमाण-पत्र/बारह साला हेतु आवेदन पत्र

आवेदनकर्ता का विवरण	सम्पत्ति का विवरण	पूर्वावलोकन
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आवेदनकर्ता का नाम (हिंदी में)	सुधाकर प्रसाद तिवारी
आवेदनकर्ता का नाम (अंग्रेजी में)	SUDHAKAR PRASAD TIWARI
आवेदनकर्ता के पिता का नाम	स्व शीतला प्रसाद तिवारी
आवेदनकर्ता का पता	लखनऊ
मोबाइल	9450212350
ई-मेल	
जनपद	लखनऊ
तहसील	लखनऊ
उपनिबंधक कार्यालय	सदर द्वितीय
मोहल्ला/गाँव	उत्तर धौना
वार्ड/परगना	लखनऊ
तलाश की अवधि	प्रारम्भ दिनांक : 09-10-2012 अंतिम दिनांक : 09-10-2024
सम्पत्ति का प्रकार	कृषि

स्वामी और सह स्वामी का विवरण	सम्पत्ति का विवरण	खसरा/गाटा संख्या
स्प्रिंग गार्डन द्वारा अधिकृत पार्टनर श्री आशुतोष खरे पुत्र स्व प्रेम दयाल खरे	भूमि खसरा सं0-392स व 393 व 437 कुल तीन किता रकबा 1.007हे0 स्थित ग्राम उत्तरधौना परगना तहसील व जिला लखनऊ	खसरा सं0-392स आदि

पंजीकरण शुल्क (रु.)

100/-

## घोषणा

इस आवेदन में अंकित तथ्य मेरी जानकारी में पूर्णतया सत्य हैं, कुछ भी गलत एवं मिथ्या नहीं है। इस आवेदन में अंकित किसी तथ्य के गलत पाये जाने पर उसके परिणामों का उत्तरदायी मैं स्वयं होऊंगा/होऊंगी।

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर द्वितीय  
लखनऊ

क्रम संख्या 2024228043828

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 09/10/2024

प्रस्तुतकर्ता या प्रार्थी का नाम सुधाकर प्रसाद तिवारी  
एड०

लेख का प्रकार: मुआयना 2011 वर्ष से 2024 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुख्तार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

110

शुल्क वसूल करने का दिनांक

09/10/2024

दिनांक जब लेख प्रतिलिपि या तलाश

09/10/2024

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



**SPECIAL REPORT ON TITLE**

**Regarding :-**

Property of Khasra No. 392SA & 393 Village- Uttardhauna, Pragana, Tehsil & District Lucknow (UP)-226028.  
Khasra No. 392SA & 393 Area- 9230 Sq. mtr.

**A. PARTICULARS:**

1.	<b>Detail of Promoter/ Developer</b>	M/s Spring Garden, a partnership firm, registered office- CP-138, 3 <sup>rd</sup> Floor, Viraj Khand, Gomti Nagar, Lucknow, Uttar Pradesh- 226010 Through Its Authorized Partner Mr. Ashutosh Khare S/o Late Prem Dayal Khare Permanent and Present Resident of G-05, Tower C, Shalimar Grand 10, Jopling Road, Lucknow.			
2.	<b>Name of the Title Holder/Promoter/Developer</b>	M/s Spring Garden			
3.	<b>Detail of the Property/Land</b>	KHASRA No-	393	0.063	Land at Khasra No. 392SA & 393 Situated at Village- Uttardhauna, Pragana, Tehsil & District Lucknow (UP)-226028.
		KHASRA No-	392 SA	0.253	
		KHASRA No-	392 SA	0.253	
		KHASRA No-	392 SA	0.1900	
		KHASRA No-	392 SA	0.164	
		<b>Total Area in Hectare</b>		<b>0.9230</b>	
4.	<b>Combined Boundary of Khasra No. 392Sa &amp; 393</b>	East: Nala West: Part of Khasra No. 391 North: Nali & Chakroad South: Part of Khasra No. 401			

*Sudhaker Prasad Tiwari*  
Advocate  
High Court Lucknow  
Flat No. D-201, Spring Greens Apartment, Faizabad Road, Anaura, Lucknow-226028.  
Mob No- 9450212350

**B - INVESTIGATIONS:**

1	<b>Details of Title Deed(s)</b>	<p><b>Khasra No 392 Sa Area 0.1640 Hectare Under Khata No 00250 at Village Uttardhauna, Lucknow.</b></p> <p>That land at Khasra No <b>392 Sa Area 0.1640</b> at Village Uttardhauna was owned by Shankar who was Schedule Caste. His name was mutated in revenue records. The said property was his ancestral property inherited from ancestors. That after his death the said property Land at Khasra No 392 Sa Area 0.1640 was inherited by Raghu Nath and Prithvi Pal Both S/o Shankar. Their name are mutated in revenue records Khata No 00250 Fasli Year 1425-1430. That Raghu Nath and Prithvi Pal Both S/o Shankar executed Sale Deed in favor of Tilak Chandra Baudh S/o R S Lal (Schedule Caste) for their full share in Land at Khasra No 392Sa Area 0.1640 and Khasra No 437 Area 0.0840 Hectare at <b>Bahi No 1 Jild No 20640 at Srl No 3099 dt 28.02.2018 Before Lucknow II.</b></p> <p>That Tilak Chandra Baudhav filed Case under section 98(1) under UP Revenue Code 2006 and ADM West in Computerized Case No D201910460002446 (Case No 02446/2019 Tilak Chandra Baudh Versus State) Vide Order Dt 25.02.2019.</p> <p><b>Khasra No 392Sa Area 0.253 Hectare at Village Uttardhauna, Lucknow.</b></p> <p>That Land at Khasra No 392Sa Area 0.253 Hectare, Village Uttardhauna was owned by Kishan S/o Jodha. The said property was his ancestral property which he inherited from his ancestor father Jodha. His name was mutated in revenue records 1425 Fasli. That Kishan was Schedule Caste and he executed Sale Deed in favor of</p>
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**Sudhakar P. Tiwari**  
Advocate, High Court Lucknow  
Reg. No - UP6175/2011, AOR-B/S-1885  
R/o- D201, Spring Greens, Anaura, Lkr  
Mob- 9450212350

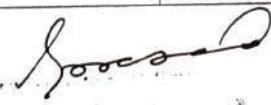
Tilak Chandra Bhaudhav who was also Schedule Caste Regd Sale Deed at **Bahi No 1 Jild No 18587 Pg No 76-300 at Srl No 9632 dt 20.06.2016** before Sub Registrar Lucknow-II. That Tilak Chandra Baudhav filed Case under section 98(1) under UP Revenue Code 2006 and ADM West in Computerized Case No D201910460002446 (Case No 02446/2019 Tilak Chandra Baudh Versus State) Vide Order Dt 25.02.2019.

**Khasra No 392Sa Area 0.253 Hectare, Khasra No 393 Area 0.0630 Hectare and Khasra No 392Sa Area 0.1900 at Village Uttardhauna.**

That Land at Khasra No 392Sa Area 0.253 Hectare was owned by Satrohan s/o Maiku. His name was mutated in revenue records Khata No 00065 Fasli Year 1419-1424. He inherited the said property from his ancestors.

That Land at Khasra No 393 Area 0.0630 Hectare and Khasra No 392Sa Area 0.1900 at Village Uttardhauna was Kamlesh S/o Denai. That name of Kamlesh is mutated in revenue records Khata No 00065 Fasli Year 1419-1424. The said property was his ancestral property which he inherited the said land from his ancestors. That Satrohan and Kamlesh were Schedule Caste.

That Kamlesh owner of Total Land Area 0.253 Hectare in Land Khasra No 393 and Khasra No 392Sa and Satrohan owner of Total Land Area 0.253 Hectare in Khasra No 392 Sa executed joint Sale Deed for their full share Area 0.506 Hectare in favor of Tilak Chandra Bhaudav Regd at **Bahi No 1 Jild No 18570 Pg No 100-134 at Srl No 9444 Dt 16.06.2016** Before Sub Registrar Lucknow second.

  
**Sudhakar P. Tiwari**  
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Reg No - UP6175/2011, AcR-B/S-1885  
Ro- D201, Spring Greens, Anaura, Lko  
Mob- 9450212350

That Tilak Chandra Baudhav filed Case under section 98(1) under UP Revenue Code 2006 and ADM West in Computerized Case No D201910460002446 (Case No 02446/2019 Tilak Chandra Baudh Versus State) Vide Order Dt 25.02.2019.

That name of Tilak Chandra Bhaudav executed Sale Deed for land area 1.007 Hectare in favor of Raag Infrapromoters Pvt Ltd through its Authorized Officer Mr. Umesh Chandra Maurya **Bahi No 1 Jild No 22184 Pg No 381-406 at Srl No 4497 Dt 18.03.2019** Before Sub Registrar Lucknow Second. That name of Raag Infrapromoters Pvt. Ltd. through its Authorized person Mr. Umesh Chandra Maurya got mutated in revenue records 00250, 00116, 00117, 00118 Fasli Year1425-1430.

That Raag Infrapromoters Pvt. Ltd. through its Authorized Officer Mr. Umesh Chandra Maurya executed Sale Deed for Land Khasra No 392Sa, Khasra No 393 and Khasra No 437 Total Admesuring Area 1.007 Hectare at Village Uttardhauna, Pargana Tehsil and District Lucknow in favor of M/s Spring Garden a Partnership Firm having Regd Office at CP-138 , Viraj Khand, Gomti Nagar, Lucknow Through Its Authorized Partner Mr. Ashutosh Khare S/o Late Prem Dayal Khare Permanent and Present Resident of G-05, Tower C, Shalimar Grand 10, Jopling Road, Lucknow Regd at Bahi No 1 Jild No 26160 Pg No 343-376 at Srl No 10810 Dt 13.06.2022 Before Sub Registrar Lucknow Second. That name of M/s Spring Garden got mutated in revenue records Vide Case No T202210460213633 Order Dt 02.12.2022.

AND WHEREAS, as per the above-mentioned facts it is

  
**Sudhakar P. Tiwari**  
Advocate, High Court Lucknow  
Reg No - UP6175/2011, AcR-B/S-1385  
R/o- D201, Spring Greens, Anaura, Lko  
Mob- 9450212350

		<p>clear that M/s Spring Garden Partnership Firm having its Regd Office at CP-138, Viraj Khand, Gomti Nagar, Lucknow Through Its Authorized Partner Mr. Ashutosh Khare S/o Late Prem Dayal Khare Permanent and Present Resident of G-05, Tower C, Shalimar Grand 10, Jopling Road, Lucknow has got ownership and full development rights related to land falling in the proposed group housing project known as- "Spring Garden-II" situated at Village Uttardhauna, Lucknow. The Village Uttardhauna is under city limit and the said subject Land at Khasra No 392Sa &amp; 393 are mutated in Nagar Nigam in the name of Spring Garden since 2022.</p> <p>This report is based on the inspection of the visible /legible records of year 1993 to 2024 available in the office of Sub-registrar- 2nd Lucknow, at the time of search and could not find any registered encumbrance in relation to above-mentioned subject Village Uttardhauna at Lucknow.</p>
2	Whether title deed(s) given to the counsel are original or copy of the documents?	Copy of the document were given which was further verified with original documents
3	Whether documents given raise any doubt of suspicious?	No
4	Whether the particulars of registration as given in the title deed(s) show to the counsel tally with the particulars as started in the Registration record?	Yes

  
**Sudhakar P. Tiwari**  
 Advocate, High Court Lucknow  
 Reg No.- UP0175/2011 AcR-B/S-1685  
 P/o- D201, Spring Greens, Anaura, Lko  
 Mob- 9450212350

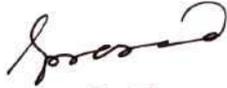
5	Whether there is any restriction regarding the property?	No
6	Whether any defect in the title of the person?	No
7	Whether property in question is free from encumbrance?	Inspection conducted by me on 09-10-2024 since 2012 to 2024(for which the record is ready available for inspection) in the office of Sub Register-II, Lucknow, U.P., <i>there is no encumbrance found over the abovementioned property.</i>

(Sudhakar Prasad Tiwari)

**Advocate**

**Enclosure:**

**Inspection Receipts dated 09.10.2024 Receipt No. 22024228004324.**



**Sudhakar P. Tiwari**  
Advocate, High Court Lucknow  
Reg.No.-UPC175/2011,AcR-B/S-1885  
R/o- D201, Spring Greens, Anaura, Lko  
Mob. 9450212250

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर द्वितीय

क्रम संख्या 2024228043828

लेखनऊ

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 09/10/2024

प्रस्तुतकर्ता या प्रार्थी का नाम सुधाकर प्रसाद तिवारी  
एडो

लेख का प्रकार: मुआयना 2011 वर्ष से 2024 वर्ष तक

प्रतिपन्न की धनराशि

1. रजिस्ट्रीकरण शुल्क
  2. प्रतिलिपिकरण शुल्क
  3. निरीक्षण या तलाश शुल्क
  4. मुद्दारा के अधिप्रमाणीकरण लिए शुल्क
  5. कमीशन शुल्क
  6. विविध
  7. यात्रिक भत्ता
- |   |            |
|---|------------|
| 1 से 6 तक का योग                        | 110        |
| शुल्क वसूल करने का दिनांक               | 09/10/2024 |
| दिनांक जब लेख प्रतिलिपि या तलाश         | 09/10/2024 |
| प्रमाण पत्र वापस करने के लिए तैयार किया |            |

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

# BAR COUNCIL OF UTTAR PRADESH

19, MAHARSHI DAYANAND MARG, ALLAHABAD-2

C.O.P. No.: 158362



Name

**Sudhaker Prasad**

Advocate

Father Name

**Shitala Prasad Tiwari**

Address

**V. & PO. Maksudan, Lambhua, Sultanpur**

Enrollment No.

**UP06175/11**

Enrollment Dt.

**20/10/2011**



A handwritten signature in black ink, appearing to read "Raghendra Singh".

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

Email ID

Telephone/Mobile No

Normal Place of Practice  
**High Court, Lucknow**

Date of Expiry of I-Card  
**01/01/2023**

Place where Advocate is entitled to vote in elections of State Bar Council  
**Lucknow**

Place / name of Bar Association (if any) where Advocate is entitled to vote  
in election of Bar Association

**Oudh Bar Association, High Court, Lucknow**

Date of Issue of I-Card  
**01/01/2018**