

K.K. SINGH

Advocate

Chamber:-

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**To,
Real Estate Regulatory Authority,
Raj Niyojan Sansthan, Naveen Bhawan,
Kalankar House, Old Hyderabad, Lucknow.**

I have made the search and the sub-registrar Mohanlalganj Lucknow for the property of land falling in Kasara number 3199, 3202, 3203, 3204, 3205, 3217, 3220, 3201 and 3200 having total area 0.9137 hectares, i.e. situated at village mau Pargana and Tahsil Mohanlalganj and District Lucknow having purchased the same vide registered sale deeds mentioned below:-

1. Registered sale dated 24.11.2015 executed by Santram, Ram Karan sons of Chhabinath and Rajkumar, Awadhesh Kumar, sons of Ram Milan in favour of Bhagwani Devi wife of late Ram Sunder duly registered in the office of Sub Registrar Mohanlalganj Lucknow vide book number 1, zild no. 6229 on Pages 269 to 304 at serial number 20450.
2. Registered sale deed dated 3.12.2015 executed by Siya Ram, son of Teeka, Jagdish and Nomi Lal sons of Late Dhani in favour of Bhagwani Devi, wife of late Ram Sunder duly registered in the office of Sub Registrar, Mohanlalganj Lucknow vide book no. 1, zild no. 6256 on Pages 135 to 208 at serial number 21002.
3. Registered sale deed dated 12.07.2012 executed by Murali son of Bhogayi in favour of Bhagwani Devi, wife of Late Ram Sundar duly registered in the office of Sub Registrar Mohanlalganj Lucknow vide book no. 1, zild no. 3230 on Pages 375 to 400 at serial number 7502.



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4. Registered sale date dated 3.12.2015 executed by Narayan son of Ghaseete, mewalal and Hiralal, sons of Chhote Lal and Dukhi Lal, son of Prasadi and Ram Khelawan son of Murali in favour of Bhagwani Devi, wife of Late Ram Sundar duly registered in the office of Sub registrar Mohanlalganj Lucknow.
5. Registered sale deed dated 24.07.2020 executed by A.S. construction builder and developers Private Limited through Nideshak Awadhesh Mishra, son of Raj Bahadur Mishra in favour of Savitri Devi, wife of Awadhesh Mishra duly registered in the office of Sub Registrar Mohanlalganj Lucknow vide book no. 1, zild number 11664 on Pages 119 to 132 at serial number 9622.
6. The subject property is agricultural land situated at Village Mau, Tehsil and Pargana Mohanlalganj, District Lucknow, recorded in the name of Smt. Bhagwani Devi, comprising Gata Nos. 3199, 3202, 3203, 3204, 3205, 3220, 3150, 3117, 3113, 3110 and 3148. By a registered Will dated 03.07.2021, she bequeathed the said property in favour of her daughter Smt. Savitri Devi, conferring absolute ownership rights free from encumbrances.
7. Registered will deed dated 03.07.2021 executed by Smt. Bhagwani Devi, wife of Late Ram Sunder in favour of Smt. Savitri Devi, wife of Awdhesh Mishra duly registered in the office of Sub Registrar, Sarojni Nagar Lucknow vide book no.3, zild no. 66 on pages 213 to 222 at serial number 496.

I have carefully perused the Index Register No.- 02 and other connected records maintained in the office of the Sub-Registrar, Mohanlalganj, Lucknow, for the period from 10.10.2025 to 08.01.2026. On such search and verification, it is revealed that:

1. No charge, lien, mortgage, attachment, lease, or encumbrance of any nature whatsoever is found recorded against the aforesaid property.
2. There is no registered document creating any third-party right, title, or interest in respect of the said land during the searched period.



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3. The property is reflected as free from all encumbrances in the official records of the Sub-Registrar.

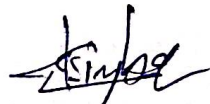
The above fact is duly corroborated by Bhar-Mukt (No-Encumbrance) Certificate issued by the Sub-Registrar, Mohanlalganj, Lucknow bearing:

- Application No.: 2202623200159
- Certificate No.: 22026232000168
- Date of Issue: 09.01.2026

Accordingly, it is my considered opinion that the aforesaid property is clear, marketable, and free from encumbrances, based on the records available in the office of the Sub-Registrar as on the date of this report.

This report is issued based on official records and documents inspected and is limited to verification of registered encumbrances only.

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Reg. No. UP 2124/1991