



Sanjeev Kumar

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Chamber No.1, Jageshwar Dham Chamber, Near Bangalia Building, Bareilly

Resi : 2/18, Suresh Sharma Nagar, Bareilly

TO WHOM IT MAY CONCERN

Sub: Title Opinion Report certifying non encumbrance of the Plot total measuring 38421.19 Square meter situated at Khasra no. 29,30,66JHA, 67, 84,85,86, 88, 89, 91, 92, 95, 96, 110, 111KA, 111KHA, 111GA ,112,113KA, 113 KHA, 114, 115, 117, 118, 119KHA, 146,148,149,150,177KHA,178KA,178KHA,266,267,268,269,270,271,272,273,276,277,278, 279,280KA,297,298,299,300 AND 353 situated at REVENUE VILLAGE NARIYAWAL TEHSIL & DISTRICT BAREILLY (U.P.) belonging to M/S Competent Builders & Developers having its address at Village Nariyawal Behind Bichia Choti Temple P.O PAC Tehsil & District Bareilly through partners

I furnish non encumbrance and certify and submit the Title cum Opinion Report about the clear and marketable title to the above property **belonging to M/S Competent Builders & Developers having its address at Village Nariyawal Behind Bichia Choti Temple P.O PAC Tehsil & District Bareilly through partners.**

1. Description and Area of the property :- Plot total measuring 38421.19 Square meter situated at Khasra no. 29,30,66JHA, 67, 84,85,86, 88, 89, 91, 92, 95, 96, 110, 111KA, 111KHA, 111GA ,112,113KA, 113 KHA, 114, 115, 117, 118, 119KHA, 146, 148, 149, 150,177KHA,178KA,178KHA,266,267,268,269,270,271,272,273,276,277,278,279,280KA, 297,298,299,300 AND 353 situated at REVENUE VILLAGE NARIYAWAL TEHSIL & DISTRICT BAREILLY (U.P.)

- **2. Nature of Property (Whether Agricultural , Non-Agricultural, Commercial, Residential or Industrial :- Non –Agriculture land (Layout plan approved from BDA Bareilly)**
- **3. Whether the Property is mutated in revenue records :- Yes the name of present owner mutated in revenue records i.e Khatauni**
- **4. Whether the Advocate has personally visited the Sub Registrar / Revenue / Municipal office and examined the records. Yes**
- **5. Whether the Search is being made for the period of 13-years:- Index of Book Land Registers in the Office of Sub-Registrar , Bareilly (U.P.) were inspected vis-à-vis the aforesaid property (As described in Paragraph Number 1). Registers available from the year 01-01-2013 to 10-10-2025 were inspected. Inspection was done for the period 01-01-2013 to 10-10-2025. And No encumbrance was found on the aforesaid property (Paragraph Number 1) (As Per Available Records).**
- **6. Details of documents examined / scrutinized :-**
 - 1) Uddharan Khatauni, Khata no. 00373 Fasli Year 1426-1431 of Khasra no. 29 area 0.1010 hect. in the name of Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta
 - 2) Uddharan Khatauni, Khata no. 00085 Fasli Year 1426-1431 of Khasra no. 30 area 0.1390 hect. in the name of M/S Allied Infracity Pvt. Ltd. through director Shri Paresh Agarwal S/O Shri Nilesh Agarwal & director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal
 - 3) Uddharan Khatauni, Khata no. 00128 Fasli Year 1426-1431 of Khasra no. 66JHA area 0.3100 hect. in the name of M/S Competent Infracity Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Gopal


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- 4) Uddharan Khatauni, Khata no. 00374 Fasli Year 1426-1431 of Khasra no. 67 area 0.2020 hec. in the name of Shri Bipin Kumar S/O Late Shri Gopal & M/S Allied Infracity Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal
- 5) Uddharan Khatauni, Khata no. 00460 Fasli Year 1426-1431 of Khasra no. 84 area 0.1010 hec. in the name of Shri Bipin Kumar S/O Late Shri Shri Gopal
- 6) Uddharan Khatauni, Khata no. 00161 Fasli Year 1426-1431 of Khasra no. 85 area 0.0500 hec. in the name of M/S Competent Star Constructions Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & Director Shri Bipin Kumar S/O Late Shri Shri Gopal & M/S Competent Builders & Developers through Shri Bipin Kumar S/O Late Shri Shri Gopal & M/S Competent Infracity Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & M/S Competent Sai Infraventures Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal & M/S Competent Infraheights. Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal & director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & Shri Bipin Kumar S/O Late Shri Shri Gopal
- 7) Uddharan Khatauni, Khata no. 00086 Fasli Year 1426-1431 of Khasra no. 86 area 0.0760hec. in the name of M/S Allied Infracity Pvt. Ltd. through director Shri Paresh Agarwal S/O Shri Nilesh Agarwal
- 8) Uddharan Khatauni, Khata no. 00086 Fasli Year 1426-1431 of Khasra no. 88 area 0.0570hec. in the name of M/S Allied Infracity Pvt. Ltd. through director Shri Paresh Agarwal S/O Shri Nilesh Agarwal
- 9) Uddharan Khatauni, Khata no. 00161 Fasli Year 1426-1431 of Khasra no. 89 area 0.1580 hec. in the name of M/S Competent Star Constructions Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & Director Shri Bipin Kumar S/O Late Shri Shri Gopal & M/S Competent Builders & Developers through Shri Bipin Kumar S/O Late Shri Shri Gopal & M/S Competent Infracity Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & M/S Competent Sai Infraventures Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal & M/S Competent Infraheights. Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal & director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & Shri Bipin Kumar S/O Late Shri Shri Gopal
- 10) Uddharan Khatauni, Khata no. 00460 Fasli Year 1426-1431 of Khasra no. 91 area 0.3790 hec. in the name of Shri Bipin Kumar S/O Late Shri Shri Gopal.
- 11) Uddharan Khatauni, Khata no. 00161 Fasli Year 1426-1431 of Khasra no. 92 area 0.0630 hec. in the name of M/S Competent Star Constructions Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & Director Shri Bipin Kumar S/O Late Shri Shri Gopal & M/S Competent Builders & Developers through Shri Bipin Kumar S/O Late Shri Shri Gopal & M/S Competent Infracity Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & M/S Competent Sai Infraventures Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal & M/S Competent Infraheights. Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal & director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & Shri Bipin Kumar S/O Late Shri Shri Gopal.
- 12) Uddharan Khatauni, Khata no. 00089 Fasli Year 1426-1431 of Khasra no. 95 area 0.1770 hec. in the name of M/S Allied Infracity Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal.

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- 13) Uddharan Khatauni, Khata no. 00086 Fasli Year 1426-1431 of Khasra no. 96 area 0.1010hec. in the name of M/S Allied Infratower Pvt. Ltd. through director Shri Paresh Agarwal S/O Shri Nilesh Agarwal & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta & M/S Competent Infracity Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal.
- 14) Uddharan Khatauni, Khata no. 00130 Fasli Year 1426-1431 of Khasra no. 110 area 0.2400 hec. in the name of M/S Competent Infracity Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal. & M/S Competent Sai Infraventures Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal.
- 15) Uddharan Khatauni, Khata no. 00125 Fasli Year 1426-1431 of Khasra no. 111KA area 0.0130 hec. in the name of M/S Competent Infracity Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal.
- 16) Uddharan Khatauni, Khata no. 00103 Fasli Year 1426-1431 of Khasra no. 111KHA area 0.0250 hec. in the name of M/S Allied Infratower Pvt. Ltd. through director Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta.
- 17) Uddharan Khatauni, Khata no. 00129 Fasli Year 1426-1431 of Khasra no. 111GA area 0.0760 hec. in the name of M/S Competent Infracity Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal. & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta.
- 18) Uddharan Khatauni, Khata no. 00096 Fasli Year 1426-1431 of Khasra no. 112 area 0.1770 hec. in the name of M/S Allied Infratower Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal. & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta.
- 19) Uddharan Khatauni, Khata no. 00088 Fasli Year 1426-1431 of Khasra no. 113KA area 0.0380 hec. in the name of M/S Allied Infratower Pvt. Ltd. through director Shri Paresh Agarwal S/O Shri Nilesh Agarwal & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta
- 20) Uddharan Khatauni, Khata no. 00089 Fasli Year 1426-1431 of Khasra no. 113KHA area 0.0250 hec. in the name of M/S Allied Infratower Pvt. Ltd. through director Shri Paresh Agarwal S/O Shri Nilesh Agarwal & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta & M/S Competent Infracity Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal.
- 21) Uddharan Khatauni, Khata no. 00373 Fasli Year 1426-1431 of Khasra no. 114 area 0.0500 hec. in the name of Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta .
- 22) Uddharan Khatauni, Khata no. 00100 Fasli Year 1426-1431 of Khasra no. 115 area 0.0500 hec. in the name of M/S Allied Infratower Pvt. Ltd. through director Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta
- 23) Uddharan Khatauni, Khata no. 00100 Fasli Year 1426-1431 of Khasra no. 117 area 0.0880 hec. in the name of M/S Allied Infratower Pvt. Ltd. through director Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta.
- 24) Uddharan Khatauni, Khata no. 00094 Fasli Year 1426-1431 of Khasra no. 118 area 0.0950 hec. in the name of M/S Allied Infratower Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal.
- 25) Uddharan Khatauni, Khata no. 00088 Fasli Year 1426-1431 of Khasra no. 119KHA area 0.0500 hec. in the name of M/S Allied Infratower Pvt. Ltd. through

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director Shri Paresh Agarwal S/O Shri Nilesh Agarwal & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta

26) Uddharan Khatauni, Khata no. 00092 Fasli Year 1426-1431 of Khasra no. 146 area 0.0630 hec. in the name of M/S Allied Infratower Pvt. Ltd. through director Shri Paresh Agarwal S/O Shri Nilesh Agarwal & Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & M/S Competent Infraheights. Pvt. Ltd. through director Shri Paresh Agarwal S/O Shri Nilesh Agarwal & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta

27) Uddharan Khatauni, Khata no. 00089 Fasli Year 1426-1431 of Khasra no. 148 area 0.2150 hec. in the name of M/S Allied Infratower Pvt. Ltd. through director Shri Paresh Agarwal S/O Shri Nilesh Agarwal & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta & M/S Competent Infracity Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal

28) Uddharan Khatauni, Khata no. 00096 Fasli Year 1426-1431 of Khasra no. 149 area 0.1890 hec. in the name of M/S Allied Infratower Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta

29) Uddharan Khatauni, Khata no. 00122 Fasli Year 1426-1431 of Khasra no. 150 area 0.4930 hec. in the name of M/S Competent Infracity Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & Shri Bipin Kumar S/O Late Shri Shri Gopal & M/S Competent Sai Infracity Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal & M/S Allied Infratower Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta

30) Uddharan Khatauni, Khata no. 00376 Fasli Year 1426-1431 of Khasra no. 177KHA area 0.0380 hec. in the name of Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta & M/S Competent Infraheights. Pvt. Ltd. through Shri Sunil Khandelwal S/O Shri Kashi Nath khandelwal.

31) Uddharan Khatauni, Khata no. 00151 Fasli Year 1426-1431 of Khasra no. 178KA area 0.0380 hec. in the name of M/S Competent Sai Infracity Pvt. Ltd. through representative Shri Vinod Kumar S/O Shri Ram Prakash Khandelwal.

32) Uddharan Khatauni, Khata no. 00376 Fasli Year 1426-1431 & Certified Jot Chakbandi Akat Patra -45 Khata no. 434 of Khasra no. 178KHA area 0.0380 hec. in the name of Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta & M/S Competent Infraheights. Pvt. Ltd. through Shri Sunil Khandelwal S/O Shri Kashi Nath khandelwal.

33) Uddharan Khatauni, Khata no. 00147 Fasli Year 1426-1431 of Khasra no. 266 area 0.1260 hec. in the name of M/S Competent Builders & Developers through Shri Bipin Kumar S/O Late Shri Shri Gopal

34) Uddharan Khatauni, Khata no. 00154 Fasli Year 1426-1431 of Khasra no. 267 area 0.0630 hec. in the name of M/S Competent Sai Infracity Pvt. Ltd. through representative Shri Vinod Kumar Khandelwal S/O Shri Ram Prakash Khandelwal & M/S Competent Builders & Developers through Shri Bipin Kumar S/O Late Shri Shri Gopal

35) Uddharan Khatauni, Khata no. 00147 Fasli Year 1426-1431 of Khasra no. 268 area 0.0380 hec. in the name of M/S Competent Builders & Developers through Shri Bipin Kumar S/O Late Shri Shri Gopal.


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- 36) Uddharan Khatauni, Khata no. 00145 Fasli Year 1426-1431 of Khasra no. 269 area 0.4930 hec. in the name of **M/S Competent Builders & Developers** through Shri Bipin Kumar S/O Late Shri Shri Gopal & **M/S Competent Infraheights. Pvt. Ltd.** through Director Shri Satish Chandra S/O Shri Mehar Chandra
- 37) Uddharan Khatauni, Khata no. 00136 Fasli Year 1426-1431 of Khasra no. 270 area 0.0630 hec. in the name of **M/S Competent Infraheights. Pvt. Ltd.** through Director Shri Satish Chandra S/O Shri Mehar Chandra & **M/S Competent Builders & Developers** through Shri Bipin Kumar S/O Late Shri Shri Gopal
- 38) Uddharan Khatauni, Khata no. 00154 Fasli Year 1426-1431 of Khasra no. 271 area 0.0500 hec. in the name of **M/S Competent Sai Infraventures Pvt. Ltd.** through representative Shri Vinod Kumar Khandelwal S/O Shri Ram Prakash Khandelwal & **M/S Competent Builders & Developers** through Shri Bipin Kumar S/O Late Shri Shri Gopal
- 39) Uddharan Khatauni, Khata no. 00147 Fasli Year 1426-1431 of Khasra no. 272 area 0.1010 hec. in the name of **M/S Competent Builders & Developers** through Shri Bipin Kumar S/O Late Shri Shri Gopal
- 40) Uddharan Khatauni, Khata no. 00147 Fasli Year 1426-1431 of Khasra no. 273 area 0.0700 hec. in the name of **M/S Competent Builders & Developers** through Shri Bipin Kumar S/O Late Shri Shri Gopal
- 41) Uddharan Khatauni, Khata no. 00123 Fasli Year 1426-1431 of Khasra no. 276 area 0.1520 hec. in the name of **M/S Competent Infracity Pvt. Ltd.** through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & **M/S Competent Builders & Developers** through Shri Bipin Kumar S/O Late Shri Shri Gopal & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta
- 42) Uddharan Khatauni, Khata no. 00139 Fasli Year 1426-1431 of Khasra no. 277 area 0.0380 hec. in the name of **M/S Competent Builders & Developers** through Shri Bipin Kumar S/O Late Shri Shri Gopal
- 43) Uddharan Khatauni, Khata no. 00118 Fasli Year 1426-1431 of Khasra no. 278 area 0.0630 hec. in the name of **M/S Competent Infracity Pvt. Ltd.** through director Shri Paresh Agarwal S/O Shri Nilesh Agarwal & **M/S Allied Infracity Pvt. Ltd.** through director Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta & **M/S Allied Infracity Pvt. Ltd.** through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal
- 44) Uddharan Khatauni, Khata no. 00123 Fasli Year 1426-1431 of Khasra no. 279 area 0.0380 hec. in the name of **M/S Competent Infracity Pvt. Ltd.** through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & **M/S Competent Builders & Developers** through Shri Bipin Kumar S/O Late Shri Gopal & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta
- 45) Uddharan Khatauni, Khata no. 00121 Fasli Year 1426-1431 of Khasra no. 280KA area 0.0330 hec. in the name of **M/S Competent Infracity Pvt. Ltd.** through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal
- 46) Uddharan Khatauni, Khata no. 00124 Fasli Year 1426-1431 of Khasra no. 297 area 0.1770 hec. in the name of **M/S Competent Infracity Pvt. Ltd.** through director Shri Vinod Khandelwal S/O R.P. Khandelwal & **M/S Competent Star Constructions Pvt. Ltd.** through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & **M/S Competent Builders & Developers** through Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal.

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47) Uddharan Khatauni, Khata no. 00124 Fasli Year 1426-1431 of Khasra no. 298 area 0.1520 hec. in the name of **M/S Competent Infracity Pvt. Ltd. through director Shri Vinod Khandelwal S/O R.P. Khandelwal & M/S Competent Star Constructions Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & M/S Competent Builders & Developers through Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal.**

48) Uddharan Khatauni, Khata no. 00124 Fasli Year 1426-1431 of Khasra no. 299 area 0.1260 hec. in the name of **M/S Competent Infracity Pvt. Ltd. through director Shri Vinod Khandelwal S/O R.P. Khandelwal & M/S Competent Star Constructions Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & M/S Competent Builders & Developers through Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal**

49) Uddharan Khatauni, Khata no. 00124 Fasli Year 1426-1431 of Khasra no. 300 area 0.1260 hec. in the name of **M/S Competent Infracity Pvt. Ltd. through director Shri Vinod Khandelwal S/O R.P. Khandelwal & M/S Competent Star Constructions Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & M/S Competent Builders & Developers through Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal**

50) Uddharan Khatauni, Khata no. 00137 Fasli Year 1426-1431 of Khasra no. 353 area 0.1390 hec. in the name of **M/S Competent Infraheights. Pvt. Ltd. through Director Shri Satish Chandra S/O Shri Mehar Chandra & M/S Competent Sai Infraventures Pvt. Ltd. through representative Shri Anjul Mishra S/O Shri J.N.Mishra**

51) Copy of layout map file no. BDA/LD/21-22/0239 sanctioned by Bareilly Development Authority Bareilly dated 25.09.2025

52) Copy of sanction letter dated 25-09-2025 issued by Bareilly Development Authority Bareilly in the name of **M/S Competent Builders & Developers through patner Shri Bipin Kumar S/O Late Shri Gopal**

53) Copy of partnership deed dated 01-04-2016

• **7. Tracing of chain of title in favour of the owner :-**

That I have perused Khatauni, Khata no. 00373 Fasli Year 1426-1431 of Khasra no. 29 area 0.1010 hect. in the name of **Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta**

That I have perused Khatauni, Khata no. 00085 Fasli Year 1426-1431 of Khasra no. 30 area 0.1390 hect. in the name of **M/S Allied Infracity Pvt. Ltd. through director Shri Paresh Agarwal S/O Shri Nilesh Agarwal & director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal**

That I have perused Khatauni, Khata no. 00128 Fasli Year 1426-1431 of Khasra no. 66JHA area 0.3100 hect. in the name of **M/S Competent Infracity Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Gopal**

That I have perused Khatauni, Khata no. 00374 Fasli Year 1426-1431 of Khasra no. 67 area 0.2020 hec. in the name of **Shri Bipin Kumar S/O Late Shri Gopal & M/S Allied Infracity Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal**

That I have perused Khatauni, Khata no. 00460 Fasli Year 1426-1431 of Khasra no. 84 area 0.1010 hec. in the name of **Shri Bipin Kumar S/O Late Shri Gopal**


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That I have perused Khatauni, Khata no. 00161 Fasli Year 1426-1431 of Khasra no. **85 area 0.0500 hec.** in the name of **M/S Competent Star Constructions Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & Director Shri Bipin Kumar S/O Late Shri Shri Gopal & M/S Competent Builders & Developers through Shri Bipin Kumar S/O Late Shri Shri Gopal & M/S Competent Infracity Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & M/S Competent Sai Infraventures Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal & M/S Competent Infraheights. Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal & director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & Shri Bipin Kumar S/O Late Shri Shri Gopal**

That I have perused Khatauni, Khata no. 00086 Fasli Year 1426-1431 of Khasra no. **86 area 0.0760hec.** in the name of **M/S Allied Infracity Pvt. Ltd. through director Shri Paresh Agarwal S/O Shri Nilesh Agarwal**

That I have perused Khatauni, Khata no. 00086 Fasli Year 1426-1431 of Khasra no. **88 area 0.0570hec.** in the name of **M/S Allied Infracity Pvt. Ltd. through director Shri Paresh Agarwal S/O Shri Nilesh Agarwal**

That I have perused Khatauni, Khata no. 00161 Fasli Year 1426-1431 of Khasra no. **89 area 0.1580 hec.** in the name of **M/S Competent Star Constructions Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & Director Shri Bipin Kumar S/O Late Shri Shri Gopal & M/S Competent Builders & Developers through Shri Bipin Kumar S/O Late Shri Shri Gopal & M/S Competent Infracity Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & M/S Competent Sai Infraventures Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal & M/S Competent Infraheights. Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal & director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & Shri Bipin Kumar S/O Late Shri Shri Gopal**

That I have perused Khatauni, Khata no. 00460 Fasli Year 1426-1431 of Khasra no. **91 area 0.3790 hec.** in the name of **Shri Bipin Kumar S/O Late Shri Shri Gopal.**

That I have perused Khatauni, Khata no. 00161 Fasli Year 1426-1431 of Khasra no. **92 area 0.0630 hec.** in the name of **M/S Competent Star Constructions Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & Director Shri Bipin Kumar S/O Late Shri Shri Gopal & M/S Competent Builders & Developers through Shri Bipin Kumar S/O Late Shri Shri Gopal & M/S Competent Infracity Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & M/S Competent Sai Infraventures Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal & M/S Competent Infraheights. Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal & director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & Shri Bipin Kumar S/O Late Shri Shri Gopal.**

That I have perused Khatauni, Khata no. 00089 Fasli Year 1426-1431 of Khasra no. **95 area 0.1770 hec.** in the name of **M/S Allied Infracity Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal.**

That I have perused Khatauni, Khata no. 00086 Fasli Year 1426-1431 of Khasra no. **96 area 0.1010hec.** in the name of **M/S Allied Infracity Pvt. Ltd. through director Shri Paresh Agarwal S/O Shri Nilesh Agarwal & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta & M/S Competent Infracity Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal.**

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That I have perused Khatauni, Khata no. 00130 Fasli Year 1426-1431 of Khasra no. **110 area 0.2400 hec.** in the name of **M/S Competent Infracity Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal. & M/S Competent Sai Infracity Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal.**

That I have perused Khatauni, Khata no. 00125 Fasli Year 1426-1431 of Khasra no. **111KA area 0.0130 hec.** in the name of **M/S Competent Infracity Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal.**

That I have perused Khatauni, Khata no. 00103 Fasli Year 1426-1431 of Khasra no. **111KHA area 0.0250 hec.** in the name of **M/S Allied Infracity Pvt. Ltd. through director Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta.**

That I have perused Khatauni, Khata no. 00129 Fasli Year 1426-1431 of Khasra no. **111GA area 0.0760 hec.** in the name of **M/S Competent Infracity Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal. & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta.**

That I have perused Khatauni, Khata no. 00096 Fasli Year 1426-1431 of Khasra no. **112 area 0.1770 hec.** in the name of **M/S Allied Infracity Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal. & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta.**

That I have perused Khatauni, Khata no. 00088 Fasli Year 1426-1431 of Khasra no. **113KA area 0.0380 hec.** in the name of **M/S Allied Infracity Pvt. Ltd. through director Shri Paresh Agarwal S/O Shri Nilesh Agarwal & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta**

That I have perused Khatauni, Khata no. 00089 Fasli Year 1426-1431 of Khasra no. **113KHA area 0.0250 hec.** in the name of **M/S Allied Infracity Pvt. Ltd. through director Shri Paresh Agarwal S/O Shri Nilesh Agarwal & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta & M/S Competent Infracity Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal.**

That I have perused Khatauni, Khata no. 00373 Fasli Year 1426-1431 of Khasra no. **114 area 0.0500 hec.** in the name of **Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta .**

That I have perused Khatauni, Khata no. 00100 Fasli Year 1426-1431 of Khasra no. **115 area 0.0500 hec.** in the name of **M/S Allied Infracity Pvt. Ltd. through director Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta**

That I have perused Khatauni, Khata no. 00100 Fasli Year 1426-1431 of Khasra no. **117 area 0.0880 hec.** in the name of **M/S Allied Infracity Pvt. Ltd. through director Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta.**

That I have perused Khatauni, Khata no. 00094 Fasli Year 1426-1431 of Khasra no. **118 area 0.0950 hec.** in the name of **M/S Allied Infracity Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal.**

That I have perused Khatauni, Khata no. 00088 Fasli Year 1426-1431 of Khasra no. **119KHA area 0.0500 hec.** in the name of **M/S Allied Infracity Pvt. Ltd. through director Shri Paresh Agarwal S/O Shri Nilesh Agarwal & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta**


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That I have perused Khatauni, Khata no. 00092 Fasli Year 1426-1431 of Khasra no. 146 area 0.0630 hec. in the name of M/S Allied Infratower Pvt. Ltd. through director Shri Paresh Agarwal S/O Shri Nilesh Agarwal & Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & M/S Competent Infraheights. Pvt. Ltd. through director Shri Paresh Agarwal S/O Shri Nilesh Agarwal & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta

That I have perused Khatauni, Khata no. 00089 Fasli Year 1426-1431 of Khasra no. 148 area 0.2150 hec. in the name of M/S Allied Infratower Pvt. Ltd. through director Shri Paresh Agarwal S/O Shri Nilesh Agarwal & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta & M/S Competent Infracity Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal

That I have perused Khatauni, Khata no. 00096 Fasli Year 1426-1431 of Khasra no. 149 area 0.1890 hec. in the name of M/S Allied Infratower Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta

That I have perused Khatauni, Khata no. 00122 Fasli Year 1426-1431 of Khasra no. 150 area 0.4930 hec. in the name of M/S Competent Infracity Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & Shri Bipin Kumar S/O Late Shri Shri Gopal & M/S Competent Sai Infraventures Pvt. Ltd. through director Shri Bipin Kumar S/O Late Shri Shri Gopal & M/S Allied Infratower Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta

That I have perused Khatauni, Khata no. 00376 Fasli Year 1426-1431 of Khasra no. 177KHA area 0.0380 hec. in the name of Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta & M/S Competent Infraheights. Pvt. Ltd. through Shri Sunil Khandelwal S/O Shri Kashi Nath khandelwal.

That I have perused Khatauni, Khata no. 00151 Fasli Year 1426-1431 of Khasra no. 178KA area 0.0380 hec. in the name of M/S Competent Sai Infraventures Pvt. Ltd. through representative Shri Vinod Kumar S/O Shri Ram Prakash Khandelwal

That I have perused Khatauni, Khata no. 00376 Fasli Year 1426-1431 & also perused Jot Chakbandi Akat Patra -45 Khata no. 434 of Khasra no. 178KHA area 0.0380 hec. in the name of Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta & M/S Competent Infraheights. Pvt. Ltd. through Shri Sunil Khandelwal S/O Shri Kashi Nath khandelwal. In above khatauni the khasra no. 178 Kha area 0.0380 hec. was not written in prescribed column . So in this khatauni it is endorse that "1429फ० प्रार्थना पत्र पारित आदेश द्वारा तहसीलदार सदर बरेली आदेश दिनांक 1.1.2022 के अनुपालन में । आदेश हुआ कि खाता सं० 376 पर अंकित अन्य गाटाओं सं० के साथ गाटा सं० 178ख/0.038हे० दर्ज हो।"

That I have perused Khatauni, Khata no. 00147 Fasli Year 1426-1431 of Khasra no. 266 area 0.1260 hec. in the name of M/S Competent Builders & Developers through Shri Bipin Kumar S/O Late Shri Shri Gopal

That I have perused Khatauni, Khata no. 00154 Fasli Year 1426-1431 of Khasra no. 267 area 0.0630 hec. in the name of M/S Competent Sai Infraventures Pvt. Ltd. through representative Shri Vinod Kumar Khandelwal S/O Shri Ram Prakash Khandelwal & M/S Competent Builders & Developers through Shri Bipin Kumar S/O Late Shri Shri Gopal


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That I have perused Khatauni, Khata no. 00147 Fasli Year 1426-1431 of Khasra no. 268 area 0.0380 hec. in the name of **M/S Competent Builders & Developers through Shri Bipin Kumar S/O Late Shri Shri Gopal.**

That I have perused Khatauni, Khata no. 00145 Fasli Year 1426-1431 of Khasra no. 269 area 0.4930 hec. in the name of **M/S Competent Builders & Developers through Shri Bipin Kumar S/O Late Shri Shri Gopal & M/S Competent Infraheights. Pvt. Ltd. through Director Shri Satish Chandra S/O Shri Mehar Chandra**

That I have perused Khatauni, Khata no. 00136 Fasli Year 1426-1431 of Khasra no. 270 area 0.0630 hec. in the name of **M/S Competent Infraheights. Pvt. Ltd. through Director Shri Satish Chandra S/O Shri Mehar Chandra & M/S Competent Builders & Developers through Shri Bipin Kumar S/O Late Shri Shri Gopal**

That I have perused Khatauni, Khata no. 00154 Fasli Year 1426-1431 of Khasra no. 271 area 0.0500 hec. in the name of **M/S Competent Sai Infraventures Pvt. Ltd. through representative Shri Vinod Kumar Khandelwal S/O Shri Ram Prakash Khandelwal & M/S Competent Builders & Developers through Shri Bipin Kumar S/O Late Shri Shri Gopal**

That I have perused Khatauni, Khata no. 00147 Fasli Year 1426-1431 of Khasra no. 272 area 0.1010 hec. in the name of **M/S Competent Builders & Developers through Shri Bipin Kumar S/O Late Shri Shri Gopal**

That I have perused Khatauni, Khata no. 00147 Fasli Year 1426-1431 of Khasra no. 273 area 0.0700 hec. in the name of **M/S Competent Builders & Developers through Shri Bipin Kumar S/O Late Shri Shri Gopal**

That I have perused Khatauni, Khata no. 00123 Fasli Year 1426-1431 of Khasra no. 276 area 0.1520 hec. in the name of **M/S Competent Infracity Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & M/S Competent Builders & Developers through Shri Bipin Kumar S/O Late Shri Shri Gopal & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta**

That I have perused Khatauni, Khata no. 00139 Fasli Year 1426-1431 of Khasra no. 277 area 0.0380 hec. in the name of **M/S Competent Builders & Developers through Shri Bipin Kumar S/O Late Shri Shri Gopal**

That I have perused Khatauni, Khata no. 00118 Fasli Year 1426-1431 of Khasra no. 278 area 0.0630 hec. in the name of **M/S Competent Infracity Pvt. Ltd. through director Shri Paresh Agarwal S/O Shri Nilesh Agarwal & M/S Allied Infracity Pvt. Ltd. through director Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta & M/S Allied Infracity Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal**

That I have perused Khatauni, Khata no. 00123 Fasli Year 1426-1431 of Khasra no. 279 area 0.0380 hec. in the name of **M/S Competent Infracity Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & M/S Competent Builders & Developers through Shri Bipin Kumar S/O Late Shri Gopal & Shri Rajesh Kumar Gupta S/O Shri Prem Narayan Gupta**

That I have perused Khatauni, Khata no. 00121 Fasli Year 1426-1431 of Khasra no. 280KA area 0.0330 hec. in the name of **M/S Competent Infracity Pvt. Ltd. through director Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal**


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That I have perused Khatauni, Khata no. 00124 Fasli Year 1426-1431 of Khasra no. 297 area 0.1770 hec. in the name of **M/S Competent Infracity Pvt. Ltd.** through director **Shri Vinod Khandelwal S/O R.P. Khandelwal & M/S Competent Star Constructions Pvt. Ltd.** through director **Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & M/S Competent Builders & Developers** through **Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal**.

That I have perused Khatauni, Khata no. 00124 Fasli Year 1426-1431 of Khasra no. 298 area 0.1520 hec. in the name of **M/S Competent Infracity Pvt. Ltd.** through director **Shri Vinod Khandelwal S/O R.P. Khandelwal & M/S Competent Star Constructions Pvt. Ltd.** through director **Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & M/S Competent Builders & Developers** through **Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal**.

That I have perused Khatauni, Khata no. 00124 Fasli Year 1426-1431 of Khasra no. 299 area 0.1260 hec. in the name of **M/S Competent Infracity Pvt. Ltd.** through director **Shri Vinod Khandelwal S/O R.P. Khandelwal & M/S Competent Star Constructions Pvt. Ltd.** through director **Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & M/S Competent Builders & Developers** through **Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal**.

That I have perused Khatauni, Khata no. 00124 Fasli Year 1426-1431 of Khasra no. 300 area 0.1260 hec. in the name of **M/S Competent Infracity Pvt. Ltd.** through director **Shri Vinod Khandelwal S/O R.P. Khandelwal & M/S Competent Star Constructions Pvt. Ltd.** through director **Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal & M/S Competent Builders & Developers** through **Shri Rajkumar Khandelwal S/O Jagdish Saran Khandelwal**.

- That I have perused Khatauni, Khata no. 00137 Fasli Year 1426-1431 of Khasra no. 353 area 0.1390 hec. in the name of **M/S Competent Infraheights. Pvt. Ltd.** through Director **Shri Satish Chandra S/O Shri Mehar Chandra & M/S Competent Sai Infracity Pvt. Ltd.** through representative **Shri Anjul Mishra S/O Shri J.N.Mishra**.
- That as per partnership deed dated 01-04-2016 that **M/S Competent Infraheights. Pvt. Ltd., M/S Competent Star Constructions Pvt. Ltd., M/S Competent Infracity Pvt. Ltd., M/S Allied Infracity Pvt. Ltd., M/S Competent Sai Infracity Pvt. Ltd. & Shri Bipin Kumar & Shri Rajesh Kumar Gupta** have contributed by contributing their immovable properties in the common pool of the partnership firm **M/S Competent Builders & Developers** having its address at Village Nariyawal Behind Bichia Choti Temple P.O PAC Tehsil & District Bareilly . Now the partnership firm **M/S Competent Builders & Developers** is the owner of those properties.
- That **Partnership Firm M/S Competent Builders & Developers** developed the nos. of plots total land measuring 38421.19 Square meter situated at Khasra no. 29,30,66JHA, 67, 84,85,86, 88, 89, 91, 92, 95, 96, 110, 111KA, 111KHA, 111GA, 112,113KA, 113 KHA, 114, 115, 117, 118, 119KHA, 146, 148, 149, 150,177KHA, 178KA,178KHA,266,267,268,269,270,271,272,273,276,277,278,279,280KA,297,298, 299,300 AND 353 situated at REVENUE VILLAGE NARIYAWAL TEHSIL & DISTRICT BAREILLY (U.P.) as per layout map file no. BDA/LD/21-22/0239 sanctioned by Bareilly Development Authority Bareilly dated 25.09.2025 The project title is "International City –Northern County",


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That above Company i.e M/S Competent Infraheights. Pvt. Ltd., M/S Competent Star Constructions Pvt. Ltd., M/S Competent Infracity Pvt. Ltd., M/S Allied Infratower Pvt. Ltd., M/S Competent Sai Infraventures Pvt. Ltd. and Shri Bipin Kumar & Shri Rajesh Kumar Gupta have vested there owned property as their contribution in the said Partnership Firm. Now ALL SUCH PROPERTY AS MENTIONED ABOVE exclusively belong to the said Partnership Firm i.e. M/S Competent Builders & Developers having its address at Village Nariyawal Behind Bichia Choti Temple P.O PAC Tehsil & District Bareilly and Said partnership firm being owner of all such immovable property. As such I am of the view that M/S Competent Builders & Developers can transfer its immovable property by way of registered sale deed, mortgage deed, lease deed or any other mode of transfer of property by execution of the document. Said document has to be executed by the firm i.e M/S Competent Builders & Developers and with the authority of all the partners.

8. **Opinion** :- In this way, M/S Competent Builders & Developers having its address at Village Nariyawal Behind Bichia Choti Temple P.O PAC Tehsil & District Bareilly through partners have marketable title with transferable right and executed the sale deeds of respective plots of project "International City – Northern County" situated at Khasra no. 29,30,66JHA, 67, 84,85,86, 88, 89, 91, 92, 95, 96, 110, 111KA, 111KHA, 111GA, 112,113KA, 113 KHA, 114, 115, 117, 118, 119KHA, 146, 148, 149, 150,177KHA, 178KA, 178KHA, 266,267,268, 269,270,271,272,273,276,277,278,279,280KA,297,298,299,300 AND 353 situated at REVENUE VILLAGE NARIYAWAL TEHSIL & DISTRICT BAREILLY (U.P.)

9. Whether provisions of SARFAESI Act.-2002 is applicable over the above project property.

Yes, provisions of SARFAESI Act.-2002 is applicable over the above project property

Date:14-10-2025

Yours truly

Sanjeev Kumar

(Advocate) Kumar

Advocate

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BAR COUNCIL OF UTTAR PRADESH

19, MAHARSHI DAYANAND MARG, ALLAHABAD-2

C.O.P. No.: **008565**



Name

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Advocate

Father Name

Dharmendra Singh

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H.No.: 2/18, Suresh Sharma Nagar, Bareilly

Enrollment No.

UP06412/02

Enrollment Dt.

14/09/2002



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

(Raghvendra Singh)

**Advocate General of U.P.
Chairman**

Scanned with OKEN Scanner