

Shailendra Kumar Srivastava, Advocate
B.Sc.,LL.B.,M.L.P.M.

Mobile No.-9415026041

Dated: 14.10.2024

The Director

Team Shaurya Infrazone Pvt Ltd Lucknow.

SUBJECT:-NON-ENCUMBRANCE REPORT AND LEGAL OPINION ON THE GROUP HOUSING PLOT NO 14/GH-5, MEASURING 5300 SQUARE METER SITUATED AT VRINDAVAN YOJNA, SECTOR-14 LUCKNOW. OWNED BY PRIYAM NIRMAAN PVT LTD. earlier WHITE LINE COMMERCIAL PVT LTD,

Dear Sir,

As desired by you, the records of Sub-Registrar, Lucknow have been verified for investigation of the title in respect of property specified herein. On the basis of the documents provided to me, my report is given as under:-

1-Description and Area of the property proposed, Specific number(s) and address of property along with boundaries and measurements.

Property No. – GROUP HOUSING

Area- Measuring 5300 Sqmtr.

Location- VRINDAVAN YOJNA, SECTOR-14, Lucknow


Boundaries as per Sale deed

East:-PLOT NO 14/GH-5

West:-12.00 Mtr Wide Road

North:-Park/Pond

South:-18.00 Mtr Wide Road


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2-Nature of Property (whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial. If Non Agricultural, the reference & date of conversion order from the competent authority should also be mentioned.

Ans. The said property is a Group Housing Plot.

3-Name of the Mortgagor/Owner and status in the Account i.e., borrower or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the mortgagor is Partner/Director/Trustee who is mortgaging the property on behalf of Partnership/Company/Trust, whether he/she has the authority Copy of the Resolution/Memorandum & Articles of Association /Trust Deed etc, whether examined and verified.

Ans:- As per the documents PRIYAM NIRMAAN PVT LTD. earlier WHITE LINE COMMERCIAL PVT LTD, is owner of the Said Property.


4. Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken.

Ans:- No minor, lunatic or un-discharged insolvent is involved in said Matter, PRIYAM NIRMAAN PVT LTD. earlier WHITE LINE COMMERCIAL PVT LTD, have capacity to enter into contract with any person/ company.

5- Whether the property is Freehold or Leasehold. If Leasehold then period of lease, and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained.

Ans-The said property is Free hold, belongs to govt body, Urban Land Ceiling Act is N/A

6- Source of Property i.e., Self-acquired or Ancestral. If Ancestral then mode of succession and whether original Will/ Probate is available.


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Ans. The said property is a self-acquired property and the same is not ancestral property Which has been obtained by PRIYAM NIRMAAN PVT LTD. earlier WHITE LINE COMMERCIAL PVT LTD, by way of registered sale deed dated 09.06.2014

7- Whether the Mortgagor is Co-Owner/Joint Owner and /or any partition of the Property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.

Ans. As per Sale deed, PRIYAM NIRMAAN PVT LTD. earlier WHITE LINE COMMERCIAL PVT LTD, is Owner of said property.

8-Whether the Owner is in exclusive possession of the property or it is leased/rented out to third party.

Ans. Yes, As per Sale deed.

9-Whether the Property is mutated in municipal/revenue records and Mortgagor's name is reflecting and if not, the reason thereof.

Ans. Not Applicable because the said property is a group housing plot

10-Whether any restriction for sold the said property under central/ State/ Local Laws. If yes, then specify whose consent or permission would be required for creation of mortgaged.

Ans. No

11-Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.

Ans. The undersigned has verified the title of said property.

12-Whether the advocate has personally visited the Sub Registrar/ Revenue/ Municipal office and examined the records.

Ans. Yes.

13-Whether the Search is being made for the period of -30- years. If no, reason thereof.

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Ans. No, Since the captioned property is belongs to UPAVP which is statutory body executed the sale deed on 09/06/2014 in respect of captioned property as such there is no need the search prior dated 09.06.2014 and at the time of inspection (12.07.2018 To 26.08.2024) I could Not find any registered encumbrance against the captioned property.

14-Details of documents examined/scrutinized (This should be in chronological order with serial numbers, type/ nature of document, date of execution, parties, date of registration details including the details of revenue/ society records etc).

Ans. The undersigned has inspected the following documents:-

1-Copy of Allotment letter dated 21.02.2012 issued by UPAVP in favour of WHITE LINE COMMERCIAL PVT LTD,

2-Copy of Possession letter dated 18.07.2016 issued by UPAVP in favour of WHITE LINE COMMERCIAL PVT LTD,

3-Copy of Sale deed dated 09.06.2014 executed by UPAVP in favour of WHITE LINE COMMERCIAL PVT LTD,

4-Copy of NOC from Fire Department and State level Environment impact assessment Authority Uttar Pradesh and Airport Authority of India

5-Copy of builder agreement dated 22.05.2023 executed by PRIYAM NIRMAAN PVT LTD. earlier WHITE LINE COMMERCIAL PVT LTD. in favour of Team Shaurya Infrazone Pvt Ltd.

15-Tracing of chain of title in favour of the owner starting from the earliest document available. The nature of document/Deed conveying the title should be mentioned with description of parties along with the type of right it creates.

Ans:-(i) That initially The Uttar Pradesh avas avam vikas parishad, statutory body has acquired land through U.P. Government for feeding the growing the demand of Public for Residential/Commercial Plots/Group Housing plots etc. Accordingly, The Uttar Pradesh avas avam vikas parishad had developed the VRINDAVAN YOJNA, Raibareli Road Scheme Lucknow Thereafter The Uttar Pradesh avas avam vikas parishad, had allotted the GROUP HOUSING

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PLOT NO 14/GH-5 SITUATED AT VRINDAVAN YOJNA, SECTOR-14, LUCKNOW To WHITE LINE COMMERCIAL PVT LTD, Vide Allotment Letter No 8979 dated 21.02.2012.

(ii)AND WHEREAS The Uttar Pradesh avas avam vikas parishad, delivered the physical possession of said property to WHITE LINE COMMERCIAL PVT LTD, vide possession letter no 1006/M-19/33 dated 18.07.2016

(iii)AND WHEREAS The Uttar Pradesh avas avam vikas parishad, executed a sale deed regarding said property in favour of WHITE LINE COMMERCIAL PVT LTD, vide Sale deed Dated 09.06.2014 which is registered in book no 1 zild no 17373 page no 43/60 at serial no 12162 in the office of Sub registrar-I Lucknow

(iv)AND WHEREAS the Fire Department Lucknow issued a letter regarding No Objection for the Construction of the Multi storied Building over said plot up to 15 floor, vide letter dated 31.07.2023

(v)AND WHEREAS the Airport Authority of India, issued noc for Hight clearance for the Construction of the Multi storied Building over said plot, vide letter dated 13.02.2024


(vi)AND WHEREAS the State level Environment impact assessment Authority Uttar Pradesh, issued a letter regarding No Objection for the Construction of the Multi storied Building over said plot, vide letter dated 21.02.2024.

(vii)AND WHEREAS PRIYAM NIRMAAN PVT LTD. earlier WHITE LINE COMMERCIAL PVT LTD, executed a builder agreement of the said property in favour of Team Shaurya Infrazone Pvt Ltd vide deed dated 27.08.2024 which is registered in book no 1 zild no 10913 page no 247/272 at serial no 17827 in the office of Sub registrar-Sarojani Nagar, Lucknow

(viii)AND WHEREAS As per sale deed, PRIYAM NIRMAAN PVT LTD. earlier WHITE LINE COMMERCIAL PVT LTD. hold genuine title upon said property with transferable rights

16-Whether there is any doubt/ suspicion about the genuineness of the original documents. If yes, then specify.

Ans- No


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17-The final Certificate of the Advocate confirming that the title of the property is examined by him and the same is/are clear and marketable.

Ans- In view of the above discussions, perusal of records, information and documents provided to me with respect to the status of the said property, I certify that said property i.e THE GROUP HOUSING PLOT NO 14/GH-5 MEASURING 5300 SQUARE METER SITUATED AT VRINDAVAN YOJNA, SECTOR-14 LUCKNOW, OWNED BY- PRIYAM NIRMAAN PVT LTD. earlier WHITE LINE COMMERCIAL PVT LTD. is having valid, clear and marketable title and free from registered encumbrance

18-List of documents.

1-Original Allotment letter dated 21.02.2012 issued by UPAVP in favour of WHITE LINE COMMERCIAL PVT LTD.

2-Original Possession letter dated 18.07.2016 issued by UPAVP in favour of WHITE LINE COMMERCIAL PVT LTD,

3-Original Sale deed dated 0.06.2014 executed by UPAVP in favour of WHITE LINE COMMERCIAL PVT LTD,

4-Copy of NOC from Fire Department and State level Environment impact assessment Authority Uttar Pradesh and Airport Authority of India.

5-Original builder agreement deed dated 25.05.2023 executed by PRIYAM NIRMAAN PVT LTD. earlier WHITE LINE COMMERCIAL PVT LTD in favour of Team Shaurya Infrazone Pvt Ltd.

19-Whether additional formalities to be completed by the Seller, if yes, state specifically in case of flat(s)/ property(s) in Co-op Societies, whether allotment letter, possession letter, share certificate, affidavit, power of attorney etc is required.

Ans. No

20-Comments on enforceability of property under SARFAESI Act, 2002.

Ans. There is no bar on enforceability of said property SARFAESI action on the said property.

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बार कौंसिल आफ उत्तर प्रदेश



ऐडवोकेट पंजीकरण प्रमाण-पत्र

एडवोकेट्स अधिनियम, १९६१
की धारा २२ (१) के अंतर्गत प्रदत्त
क्रमांक उत्तर प्रदेश २१५७ सन १९९३

प्रमाणित किया जाता है कि

श्री/ कुमारी/श्रीमती शेलेन्द्र कुमार आत्मज/आत्मजा/पत्नी
श्री ओम प्रकाश श्रीवास्तव जिला लखनऊ आज की तिथि से
उत्तर प्रदेश बार कौंसिल के अन्तर्गत एडवोकेट स्वीकृत किए गए तथा उनका
नाम एडवोकेट्स अधिनियम, १९६१ की धारा १७ के अधीन बार कौंसिल द्वारा
अनुरक्षित एडवोकेट पंजिका में अंकित कर लिया गया।

यह प्रमाण-पत्र आज दिनांक २१/०७/९३ को बार कौंसिल द्वारा
मुद्रांकित तथा मेरे हस्ताक्षर द्वारा प्रदान किया गया।

इलाहाबाद

इस प्रमाण - पत्र के अंगस्वरूप मुद्रांक शुल्क
हेतु रु० २५०/- का मुद्रांक-पत्र सततसह संलग्न है।

(हरी कृष्ण अग्रवाल)

सचिव

बार कौंसिल आफ उत्तर प्रदेश



कार्यालय उपनिबन्धक सरोजनीनगर सरोजनीनगर जनपद लखनऊ

आवेदन संख्या :2202436704080

प्रमाण संख्या :22024367003888

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

श्री- रोहित कुमार सिंह एड० पुत्र- , तहसील सरोजनीनगर जिला लखनऊ ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का ग्राम/मोहल्ला - वृन्दावन योजना, वार्ड/परगना- इब्राहिमपुर, आवासीय- श्री रमेश चन्द्र मिश्रा द्वारा वी०पी०एवं चीप विवरण : मैनेजर पता सीपी-२१, रतन खण्ड शारदा नगर लखनऊ, भूखण्ड संख्या 14जीएच-05 , क्षे० 5300 वर्गमी०

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 12/07/2018 से दिनांक 26/08/2024 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :27-08-2024

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर दूँटे 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 सम्बन्धित 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: ज्ञानेन्द्र कुमार श्रीवास्तव निबन्धन लिपिक।

मिलान करने वाले निबन्धन लिपिक: ज्ञानेन्द्र कुमार श्रीवास्तव निबन्धन लिपिक।

PREETI
VIKRAM

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उपनिबन्धक सरोजनीनगर
लखनऊ