

R. P. Singh Gautam

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Dated :

TO WHOM IT MAY CONCERN

I, **Rajendra Prasad Singh Gautam**, Senior Advocate, do hereby certify that my Enrolment Number of Bar Council of U.P. is 5576 of 1983.


(**R.P. SINGH GAUTAM**)



Dated : 5/3/2022

Before,
Real Estate Regulatory Authority
U.P.

1.	Name of the Land Owner/Applicant	Rudra Bhawan Nirman L.L.P., Rudra House, 15/63, Civil Lines, Kanpur
2.	Complete or full description of the immovable property/(ies)	
	a) Survey no.	5M Plot No. 1061, 1062, 1063, 1064, 1065, 1066, 1067 and 1101
	b) Extent/area	Total Area 0.696 Hectare
	c) Locations like name of the place, village, city, registration, sub-district etc. Boundaries. Village – Darekhu Paragana – Kaswar Raja Tehsil - Raja Talab Dist. – Varanasi	East: Khet Chunni & Others West: S.M. Plot No. 1098, 1099 and 1100 North – Baha T/A land of Jiut South – Main Road Gangapur to Rohania and S.M Plot No, 934 & 935
3.	Particulars of the documents scrutinized serially and chronologically. (a) Photo copy of sales deed dated 20.07.2011 executed by Udhabhav Rai S/o Shyam Narayan R/o H.No. B38/13 Plot No. 3, Navodit Nagar, Mahmoorganj, Varanasi and Khaderu S/o Basu and Smt. Dhanno Devi W/o Late Shambhu R/o Darekhu Pargana Kaswar Raja, Varanasi in favor of Smt. Vijay Laxmi Keshari W/o Sanjay Kumar R/o Gangapur in respect of property S.M. Plot No. 1062, 1063, 1064, 1065, 1066, 1067 and 1101 area 0.631 hectare at Mauza – Darekhu, Paragana – Kaswar Raja, Dist. – Varanasi, The Sale deed has been registered in Book 1 Volume 1979 Page 1/36 D.N. 2292 Dated 20.07.2011 S.R. Gangapur, Varanasi (b) Photo Copy of sale deed date 07.07.2012 executed by Rajesh Kumar and Rakesh Kumar and Vijay Kumar and	

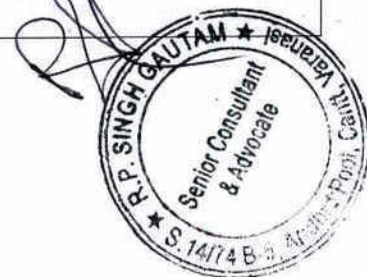


Dileep Kumar S/o Late Sakal Narayan Singh and Smt. Manbhavati Devi W/o Late Sakal Narayan Singh Self and on behalf of her minor son Ajay Kumar S/o Sakal Narayan Singh all R/o Darekhu Paragana Kaswar Raja Dist. Varanasi in favour of Vijay Laxmi Keshari w/o Sanjay Kumar R/o Gangapur Varanasi in respect of Property S.M. Plot No. 1061 area 0.065 hectare at Mauza – Darekhu, Paragana – Kaswar Raja, Varanasi, The Sale Deed has been registered in book & volume 2253 Pages 39/66 D.N. 2639 Date 07.07.2012 S.R. Gangapur, Varanasi

- (c) Photo Copy of Sale Deed date 16.08.2012 executed by Smt. Vijay Laxmi Keshari w/o Sanjay Kumar R/o Gangapur, Varanasi in favour of M/S Avam Investment partnership firm authorized signatory Anand Kumar Agrawal S/o Late Ashok Kumar Agrawal R/o H.N. C.K. 65/159A, Piyari Kala, Varanasi in respect of S.M. Plot No. 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1101 area 0.696 hectare Mauza – Darekhu, Paragana – Kaswar Raja, Distt. Varanasi, The Sale Deed has been registered in book & volume 2287 pages 115/164 D.N. 3189 Date 16.08.2012 S.R Ganapur, Varanasi
- (d) Photo Copy of Sale Deed Date 13.10.2014 executed by M/S Avam Investment Partnership firm Authorized Signatory Anand Kumar Agrawal S/o Late Ashok Kumar Agrawal R/o H.No. CK 65/159A, Piyari Kala, Varanasi and in favour of Rudra Bhawan Nirman Pvt. Ltd. through authorized Signatory Saurabh Agrawal S/o Gopal Lal Agrawal R/o C 27/273, C-13, Indian Press Colony, Maldahiya, Varanasi in respect of S.M. Plot No. 1061, 1062, 1063, 1064, 1065, 1066, 1067 and 1101 area 0.696 hectare at Mauza – Darekhu, Paragana – Kaswar Raja, Distt. Varanasi, The Sale Deed has been registered Book 1 Volume 3118 pages 365/400 D.M. 5384



	date 13.10.2014 S.R. Gangapur, Varanasi (e) Intkhap khatauni in respect of SM. Plot No. 1061 & others for the period of 1425 to 1430 Fasali (f) Intkhap Khatauni in respect of S.M. Plot No. 1066 & others for the period of 1425 to 1430 Fasali (g) Intkhap Khatauni in respect of S.M. Plot No. 1062 & Others for the period of 1425 to 1430 Fasali (h) Intkhap Khatauni in respect of S.M. Plot No. 1065 & others for the period of 1425 to 1430 Fasali (i) Intkhap Khatauni in respect of S.M. Plot No. 1101 and others for the period of 1425 to 1430 Fasali (j) Certificate of Registration on conversion of Rudra Bhawan Nirman Pvt. Ltd. to Rudra Bhawan Nirman L.L.P.	
4.	Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced.	Yes
5.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	Not applicable
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Not applicable
6	a) Property falls within the jurisdiction of which sub-registrar office?	Sub-Registrar Gangapur – Varanasi
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar-general. If do, please name all such offices?	No, the details of property is available in the Sub-Registrar office Gangapur, Varanasi
	c) Whether search has been made at all the offices names at (b) above ?	Yes



	d) Whether the search in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	Not applicable
7	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog in the title.	As Discussed annexure – A
8	a) Whether the property is subject to any wakf rights?	No
	b) Whether the property belongs to church/ temple or any religious institution having any restriction in creation of charges on such properties?	No
9.	a) If the property is Agricultural land, whether the local laws permit construction and transfer	Yes
	b) In the case of conversion of Agricultural land for commercial purpose of otherwise, whether requisite procedure followed/permission obtained.	Yes
10.	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been complete as per applicable laws?	Not applicable
	c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not applicable
11.	If the property is a flat/ apartment or residential/ commercial complex check and comment on the following: a) Promoter's/Land Owner's title to the land/building; b) Development Agreement/ Power of attorney; c) Extent of authority of the Developer/builder; d) Independent title verification of the Land and/or building in question; e) Agreement for sale (duly registered); f) Payment of proper stamp duty;	Not applicable



	g) Requirement of registration of sale agreement development agreement, POA etc. h) Approval of building plan, permission of appropriate/local authority, etc; i) Conveyance in favour of society/Condominium concerned; j) Occupancy certificate/allotment letter/letter of possession; k) Membership details in the Society etc.; l) Share Certificate; m) No objection Letter from the Society; n) All legal requirements under the local/ Municipal laws, regarding ownership of flats/Apartment/building Regulations, Development Control Regulations, Co-operative Societies' laws etc.; o) Requirements, for nothing the Bank charges on the records of the Housing Society, if any; p) If the property is a vacant land construction is yet to be made, approval of lay-out and other precautions, if any. q) Whether the numbering pattern on the units flats tally in all documents such as approved plan, agreement plan, etc.	
12.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	We have inspected and searched the available records in the office of sub registrar Gangapur, Varanasi for the period of year 2008 to 2022 in respect of the property in question found any encumbrance is recorded in his office record
13.	The period covered under Encumbrances certificate and the name of the person in whose favour the encumbrances is created and if so, satisfaction of charge, if any	2008 to 2022
14.	Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy?	Tax Exempted
15.	Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question	Attach herewith
16.	Whether the property can be identified form the following documents, and discrepancy/ doubtful circumstances, if any revealed on such scrutiny? a) Document un relation to electricity	Not applicable



	connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any,	
17.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/comment on the same.	No
18.	If the Valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said documents and that in the title deeds. (if the valuation report and/or approved plan are not available at the time of preparation of TIR please provide these comments subsequently on making the same available to the advocates.)	Not applicable
19.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
20.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Not applicable
	Property is SARFAESI Complaint (Y/N)	Not applicable
21.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not applicable
22.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Not applicable
23.	Additional aspects relevant for investigation of title as per local laws.	Not applicable
24.	Whether the Real Estate Project comes under real Estate (Regulation and Development) Act, 2016? Y/N	Applied for
	Whether the project is registered with the Real	Applied for



	Estate Regulatory Authority? If so, the details of such registration are to be furnished,	
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Yes
	Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website or Real Estate Regulatory Authority?	To be obtained

Observation/Annexure –A :

I have examined above referred documents and inspected the revenue record from the examination in reveal that

It reveals that smt. Vijay Laxmi W/o Sanjay Kumar acquired the land measuring 0.631 hectare out of S.M. Plot No. 1062, 1063, 1064, 1065, 1066, 1067 & 1101 at Mauza – Darekhu, Paragana – Kaswar Raja, Dist. Varanasi by deed of sale dated 20.07.2011 executed by Udabhav Rai S/o Shyam Narayan R/o B. 38/B, Plot no. 3, Navodit Nagar, Mahmoorganj, Vns. and Khaderu S/o Basu and Smt. Dhanno devi w/o Late Shambhu both R/o Darekhu Paragana Kaswar Raja Dist. Vns. the sale deed has been registered in book no. I volume No. 1976 Page 1/36 Document No. 2292 Dated 20.07.2011 in the Sub-Registrar Gangapur, Varanasi.

Further smt. Vijay Laxmi Keshari w/o Sanjay Kumar acquired the Land measuring 0.065 hectare out or S.M. Plot No. 1061 at Mauza Darekhu, Paragana – Kaswar Raja, Dist. Varanasi by deed of sale dated 07.07.2012 executed by Rajesh & Rakesh Kumar and Vijay Kumar & Dilip Kumar s/o Late Sakal Narayan Singh & Smt. Manbhawati Devi w/o Late Sakal Narayan Singh Self and on behalf of her minor son Ajay Kumar R/o Darekhu Paragana – Kaswar Raja, Dist. Varanasi The sale deed has been registered in Book No. I volume No. 2253 at Pages 39 to 66 document No, 2266 in the Sub-Registrar Gangapur Varanasi.

Smt. Vijay Laxmi Keshari w/o Sanjay Kumar transferred the aforesaid property i.e. 0.696 hectare out of S.M. Plot No. 1061, 1062, 1063, 1064, 1065, 1066, 1067 & 1101, at Mauza – Darekhu, Paragana – Kaswar Raja, Dist. Varanasi to and in favour of M/S Avam Investment, Partnership firm, the sale deed has been registered in Book No. I, Volume No. 2287 at pages 115 to 164 Document No. 3189 dated 16.08.2012 in the office of Sub-Registrar Gangapur, Varanasi.

M/S Avam Investment, Partnership firm transferred the aforesaid property i.e. 1061, 1062, 1063, 1064, 1065, 1066, 1067 & 1101 total 8 Gata Area 0.696 Hectare to and in favour of



M/S Rudra Bhavan Nirman Private Limited. The Name of M/S Rudra Nirman Private Limited has been mutated in revenue record.

The applicant the produce a certificate of the registration on conversation of Rudra Bhawan Nirman Pvt. Ltd. to Rudra Bhavan Nirman L.L.P.

I have inspected on 05.03.2022, index Registrar No. 2 in the office of Gangapur Sub-Registrar Varanasi for the period of last 15 year ranging from 2008 to 2022 from the inspection of available record no. encumbrance what so ever was found created on the property in question. Sub-Registrar issued non encumbrance certificated as certified that no any encumbrance is recorded in his office record over property aforesaid.

In my opinion the property aforesaid is free from all encumbrances.

On the above discussion, I am of the opinion that Rudra Bhavan Nirman L.L.P. is owner of the property aforesaid, free from all encumbrances and capable of transfer the whole or part of the said property.


(R.P. Singh Gautam)
Advocate



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक

गंगापुर

क्रम संख्या 2022456712854

वाराणसी

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक

05/03/2022

प्रस्तुतकर्ता या प्रार्थी का नाम आर०पी० सिंह गौतम एड०

लेख का प्रकार मुआयना 2008 वर्ष से 2022 वर्ष तक
प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क 100
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

100

शुल्क बसूल करने का दिनांक

05/03/2022

दिनांक जब लेख प्रतिलिपि या तलाश

05/03/2022

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय: गंगापुर, वाराणसी

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	2202235500317
आवेदक का नाम	आर पी सिंह गौतम
आवेदक का पता	दीवानी कचहरी वाराणसी
आवेदन तिथि	28-02-2022
मोबाइल	8400090006
धनराशि (रु०)	100

कार्यालय उपनिबन्धक गंगापुर राजातालाब जनपद वाराणसी

आवेदन संख्या :2202235500317

प्रमाण संख्या :22022355000298

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

श्री- आर पी सिंह गौतम अधिवक्ता पुत्र- . तहसील राजातालाब जिला वाराणसी ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति ग्राम/मोहल्ला - दरेखू, वार्ड/परगना- कसवार राजा, आवासीय- रुद्रा भवन निर्माण एल एल पी नि० रुद्रा हाउस 15/63 सिविल लाइन
का कानपूर , आराजी न० 1061,1062,1063,1064,1065,1066,1067,1101 रकबा 0.696 हे० मौजा दरेखू परगना कसवार राजा
विवरण : तहसील राजा तालाब वाराणसी चौहद्दी-पूरब-खेत चुन्नी आराजी न० 935,934,933 पश्चिम-आराजी न० 1098,1099,1100 उत्तर-
बाहा व खेत जिउत दक्षिण-गंगापुर से रोहनिया सम्पर्क मार्ग व आराजी न० 935,934 ,

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2011 से दिनांक 28/02/2022 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :04-03-2022

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर डूँढे 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: **कमलेश कुमार श्रीवास्तव ।**

मिलान करने वाले निबन्धन लिपिक : **अमित कुमार सिंह ।**

W. Jaydeo
उपनिबन्धक गंगापुर
वाराणसी