



Yogesh Kumar Singh Advocate

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Court Chamber- Civil Court Premises, Near Panni ki Tanki, Bareilly

Resl : A-11- Phase-IInd, D.D. Puram Bareilly

Date: 16-04-2025

To,
Real Estate Regulation Authority,
New Hyderabad,
Lucknow.

Subject: Report of encumbrances pertaining to the properties of M/S Hari Krishna Infra Structure and M/S Accord Developers

Dear Sir,

I have made the search from the year 2012 to 2025 in the office of Sub-Registrar I, Tehsil and District Bareilly, as per index registers available, in respect of land bearing Khasra/Gata no. 439 and 440 situated at Village Amlonipur, Pargana, Tehsil and District Bareilly and details of land is mentioned below:

Village	Khata No.	Khasra/Gata no.	Total Area	Ownership Area	Title Holder
Amlonipur	00008	439	3.1510	0.8177 Hectare or 8177 Square Meters	M/S Hari Krishna Infra Structure
Amlonipur	00008	439	3.1510	713 Square Meters	M/S Accord Developers
Amlonipur	00008	440	3.3770	1.1256 Hectare or 11256 Square Meters	M/S Hari Krishna Infra Structure

Liabilities or Encumbrances:

That the search of registration record as available in the office of the Sub-Registrar-I Bareilly and revenue records in the office of Tehsil Sadar, Bareilly for the search period mentioned above has been conducted and found that **registered lien/charge of Rs. 3,31,000/-** (Three Lakh Thirty One Thousand Only) dated 30-05-2013 of State Bank of India, Ummeidpur Bhuta was found against Shri Arun Kumar which was registered in the office of the Sub-Registrar-I Bareilly on same day in Book No.1, Vol. No. 5778 at Serial number 6896 and another **registered lien/charge of Rs. 6,63,000/-** (Six Lakh Sixty Three Thousand Only) dated 10-04-2019 of State Bank of India, Ummeidpur Bhuta was found against Shri Arun Kumar which was registered in the office of the Sub-Registrar-I Bareilly on same day in Book No.1, Vol. No. 10438 at Serial number 4281 and was also found in revenue record i.e. Khatauni and **both registered lien/charge were discharged** on 11-12-2023 and discharge was registered in the office of the Sub-Registrar-I Bareilly on same day in Book No.1, Vol. No. 14769 at Serial number 18091 and discharge was also mentioned/entered in revenue record i.e. Khatauni on 19-12-2023.


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Title:

The property/properties in question Khasra/Gata no. **439 & 440** situated at Village Amlonipur, Pargana, Tehsil and District Bareilly previously belongs to **Shri Arun Kumar S/O Shri Lakhn Singh R/O Village Rajpuri Nawada, Pargana, Tehsil and District Bareilly** since 1397 Fasli, as per revenue records i.e. Khatauni.

Thereafter Shri Arun Kumar sold 0.8890 Hectare from Khasra/Gata No. 439 to **M/S Hari Krishna Infra Structure** having its registered office situated at 5, Gulmohar Park, Rajendra Nagar, Bareilly through its partner Smt. Durga W/O Shri Harish Kumar R/O Ashutosh City, Bareilly vide Sale deed dated 13-09-2024 which was registered in the office of the Sub-Registrar Bareilly on same day in Book No. I, Volume No. 15809, at Page Nos. 327 to 344 at Serial No. 14698.

Thereafter M/S Hari Krishna Infra Structure through its partner Smt. Durga W/O Shri Harish Kumar R/O Ashutosh City, Bareilly sold 713 Square Meters from Khasra/Gata No. 439 to **M/S Accord Developers** having its registered office situated at Maurya Complex, Bisalpur Raod, Harunagla, Bareilly through its partners Shri Tanuj Kumar Maurya S/O Shri Dharamveer Maurya and Smt. Premlata Maurya W/O Shri Tanuj Kumar Maurya vide Sale deed dated 07-04-2025 which was registered in the office of the Sub-Registrar Bareilly on same day in Book No. I, Vol. No. 16287, at Page Nos. 379 to 398 at Serial No. 5476.

Thus **M/S Hari Krishna Infra Structure became the absolute owner** of the property situated at Khasra/Gata no. 439 Village Amlonipur, Pargana, Tehsil and District Bareilly measuring 0.8177 Hectare or 8177 Square Meters and M/S Accord Developers became the absolute owner of the property situated at Khasra/Gata no. 439 Village Amlonipur, Pargana, Tehsil and District Bareilly measuring 713 Square Meters.

Thereafter Shri Arun Kumar sold 0.9675 Hectare from Khasra/Gata No. 440 to **M/S Hari Krishna Infra Structure** through its partner Smt. Durga W/O Shri Harish Kumar R/O Ashutosh City, Bareilly vide Sale deed dated 20-12-2023 which was registered in the office of the Sub-Registrar Bareilly on same day in Book No. I, Vol. No. 14794 at Page Nos. 35 to 58 at Serial No. 18651.

Thereafter Shri Arun Kumar sold 0.1581 Hectare from Khasra/Gata No. 440 to **M/S Hari Krishna Infra Structure** through its partner Smt. Durga W/O Shri Harish Kumar R/O Ashutosh City, Bareilly vide Sale deed dated 13-09-2024 which was registered in the office of the Sub-Registrar Bareilly on same day in Book No. I, Vol. No. 15809, at Page Nos. 345 to 362 at Serial No. 14699.

Thus **M/S Hari Krishna Infra Structure became the absolute owner** of the property situated at Khasra/Gata no. 440 Village Amlonipur, Pargana, Tehsil and District Bareilly measuring 1.1256 Hectare or 11256 Square Meters.

Observation:

After perusing Index Registers available in the office of Sub-Registrar, District Bareilly for the period mentioned above it reveals that no charges, lien and encumbrances has been found related to property in question and is free from all encumbrances as no other record

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of encumbrances has been found in the office of Sub-Registrar, District Bareilly for the aforesaid party during the said property.

That property situated at Khasra/Gata no. 439 Village Amlonipur, Pargana, Tehsil and District Bareilly measuring 0.8177 Hectare or 8177 Square Meters and property situated at Khasra/Gata no. 440 Village Amlonipur, Pargana, Tehsil and District Bareilly measuring 1.1256 Hectare or 11256 Square Meters is in the name of M/S Hari Krishna Infra Structure and property situated at Khasra/Gata no. 439 Village Amlonipur, Pargana, Tehsil and District Bareilly measuring 713 Square Meters is in the name of M/S Accord Developers.

Enclosures:

1. Search Receipt bearing number 2025075014101 in the office of Sub Registrar, Bareilly.
2. Khatauni of Khasra/Gata no. 439 of Village Amlonipur, Pargana, Tehsil and District Bareilly of 1428 to 1433 fasli.
3. Khatauni of Khasra/Gata no. 440 of Village Amlonipur, Pargana, Tehsil and District Bareilly of 1428 to 1433 fasli.
4. Copy of Sale deed dated 13-09-2024 bearing Serial No.14698.
5. Copy of Sale deed dated 07-04-2025 bearing Serial No. 5476.
6. Copy of Sale deed dated 20-12-2023 bearing Serial No. 18651.
7. Copy of Sale deed dated 13-09-2024 bearing Serial No. 14699.


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कार्यालय उपनिबन्धक सदर प्रथम बरेली जनपद बरेली

आवेदन संख्या :2202507500564

प्रमाण संख्या :22025075000537

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

श्री- मोहम्मद ज़ाहिद एड० पुत्र- ० तहसील बरेली जिला बरेली ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - अमलोनी पुर, वार्ड/परगना- बरेली, कृषि- हरी कृष्णा इन्फ्रा स्ट्रक्चर द्वारा पार्टनर श्रीमती दुर्गा पत्नी श्री हरीश कुमार , खेत नम्बर 440 रकवा 3.3770 है० व खेत नम्बर 439 रकवा 3.1510 है० , खेत नम्बर 440 व 439

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 26/03/2013 से दिनांक 26/03/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :27-03-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए संपत्ति के ब्यौरे के आधार पर ढूँढे 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 सम्बंधित 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: **उदयभान।**
मिलान करने वाले निबन्धन लिपिक : **विकास सक्सेना।**

Digitally signed by RAVI
PRAKASH VERMA
Date: 2025.03.27 17:05:03

उपनिबन्धक सदर प्रथम
बरेली