

UMA SHANKAR SINGH**(Senior Advocate)**

Ex. D.G.C.(CRL) VARANASI

Off: Chamber No.84, Banarus Bar Association
Building, Civil Courts, VaranasiRes: SH B/4-10, Ayodhyadham Colony,
Shivpur Bypass, VNS

Mob: 9450014375

9554950319

Date: 31.05.2022

Before,

Real Estate Regulatory Authority

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1.	Name of the Land Owner/Applicant	Realistic Infrastructure Private Limited having its administrative office at 112/317 Swaroop Nagar Kanpur Nagar-208002.
2.	Complete or full description of the immovable property/(ies)	
	a) Survey No.	Arazi/Plot No's 10 & 11
	b) Extent/area	0.4000 Hectare
	c) Location Like Name of the place, village, city, registration, Sub-district etc. Boundaries. Mauza/Village- Kheora Kachhar Paragana- Kanpur Sadar Tehsil- Kanpur Sadar Dist.- Kanpur Nagar	East:- Agriculture Land Arazi/Plot No. 12 West:- Agriculture Land Arazi/Plot No's. 08 & 09 North:-Border of Village Katari Kheora South:- 12.19 Mtr. Road
3.	Particulars of the documents scrutinized serially and chronologically.	(a)- Photo copy of Sale Deed Dated 15.04.2011 executed by Smt. Anuradha Khatri W/o- Shri Pankaj Khatri Resident Of 16/12 Civil Lines Kanpur Nagar in favour of M/s. Realistic Infrastructure Private Limited having its administrative office at 112/317 Swaroop Nagar Kanpur Nagar-208002 through Director/Authorize representative Shri Tarun Kumar Khetrapal S/o- Shri Ramlal Khetrapal Resident of 112/317 Swaroop Nagar, Kanpur Nagar in respect of

		<p>Arazi/Plot No. 11 area 0.1800 Hectare situated at Mauza/Village- Kheora Kachhar Pargana, Tehsil & District-Kanpur Nagar. The Sale Deed has been registered in Book No. 01, Volume/Jild No. 4845 at pages 209 to 234 Document/Serial No. 1814 on dated 20.04.2011 in the office of Sub-registrar(Jone-2) Kanpur Nagar.</p> <p>(b)- Photo copy of Sale Deed Dated 15.04.2011 executed by Smt. Anuradha Khatri W/o- Shri Pankaj Khatri Resident Of 16/12 Civil Lines Kanpur Nagar in favour of M/s. Realistic Infrastructure Private Limited having its administrative office at 112/317 Swaroop Nagar, Kanpur Nagar-208002 through Director/Authorize representative Shri Tarun Kumar Khetrapal S/o- Shri Ramlal Khetrapal Resident of 112/317 Swaroop Nagar, Kanpur Nagar in respect of Arazi/Plot No. 10 area 0.2200 Hectare situated at Mauza/Village - Kheora Kachhar, Pargana, Tehsil & District-Kanpur Nagar. The Sale Deed has been registered in Book No. 01, Volume/Jild No. 4847 at pages 321 to 348 Document/Serial No. 1840 on dated 21.04.2011 in the office of Sub-registrar (Jone-2) Kanpur Nagar .</p> <p>(c)- Intkhob Khatauni in respect of Arazi/Plot No's 10 & 11 for the period of 1427 to 1432 fasali.</p>
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4.	<i>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.</i>	Yes
5.	<i>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?</i>	Yes
	<i>b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.</i>	Not Applicable
	<i>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?</i>	Not Applicable
6.	<i>a) property falls within the jurisdiction of which sub-registrar office?</i>	Sub-Registrar (Jone-2) Kanpur Nagar
	<i>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 office?</i>	No, The details of property is available in the office of Sub-Registrar (Jone-2) Kanpur Nagar
	<i>c) Whether search has been made at all the offices names at (b) above?</i>	Yes
	<i>d) Whether the search in the office of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?</i>	Not Applicable
7.	<i>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.</i>	As Described in Annexure- A
8.	<i>a) Whether the property is subject to any wakf rights?</i>	No
	<i>b) Whether the property belongs to church/ temple or any religious institution having any restriction in creation of charges on such properties?</i>	No
9.	<i>a) If the property is Agricultural land, whether the local laws permit construction and transfer</i>	Yes
	<i>b) In the case of conversion of Agricultural land for commercial purpose of otherwise, whether requisite procedure followed/permission obtained.</i>	Yes

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10.	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not Applicable
	b) Property belonging to partners, whether thrown on hotchpots? 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.	<p>If the property is a flat/ apartment or residential/ commercial complex check and comment on the following:</p> <p>a) Promoter's/Land Owner's title to the land/building;</p> <p>b) Development Agreement/ Power of attorney;</p> <p>c) Extent of authority of the Developer/builder;</p> <p>d) Independent title verification of the Land and/or building in question;</p> <p>e) Agreement for sale (duly registered);</p> <p>f) Payment of proper stamp duty;</p> <p>g) Requirement of registration of sale agreement development agreement, POA etc.</p> <p>h) Approval of building plan, permission of appropriate/local authority, etc;</p> <p>i) Conveyance in favour of society/Condominium concerned;</p> <p>j) Occupancy certificate/allotment letter/letter of possession;</p> <p>k) Membership details in the Society etc.;</p> <p>l) Share Certificate;</p> <p>m) No objection Letter from the Society;</p> <p>n) All legal requirements under the local/ Municipal laws, regarding ownership of flats/Apartment/building Regulations, Development Control Regulations, Co-operative Societies' laws etc.;</p> <p>o) Requirements, for nothing the Bank charges on the records of the Housing Society, if any;</p> <p>p) If the property is a vacant land construction is yet to be made, approval of lay-out and other precautions, if any.</p> <p>q) Whether the numbering pattern on the units flats tally in all documents such as approved plan, agreement plan, etc.</p>	Not Applicable
12.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local	As per Non Encumbrance certificate issued by Sub-

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	<i>authorities or Third Party claims, Liens etc. and details thereof.</i>	<i>Registrar (Jone-2)/Sub-Registrar Sadar (Second) Kanpur Nagar for the period of 01.01.2011 to 18.05.2022 no any encumbrance found in respect of the property in question.</i>
13.	<i>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</i>	<i>2011 to 2022</i>
14.	<i>Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy?</i>	<i>Tax Exempted</i>
15.	<i>Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question</i>	<i>Attached herewith</i>
16.	<i>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 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,</i>	<i>Not Applicable</i>
17.	<i>In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other document (Such as valuation report, utility bills etc.) or the actual current boundary ? if so please elaborate/comment on the same.</i>	<i>No</i>
18.	<i>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 document 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.)</i>	<i>Not Applicable</i>
19.	<i>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.</i>	<i>No</i>
20.	<i>Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as</i>	<i>Not Applicable</i>

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	security?	
	Property is SARFAESI Compalint (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 document of the mortgagor (other than natural persons) permits creation of mortgage and additional precaution, 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	Yes
	Whether the Project is registered with the Real Estate Regulatory Authority? if so, the details of such registration are to be furnished.	Applied for
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not Applicable
	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 records from the examination in reveal that:-

- (1) Smt. Anuradha Khatri W/o- Shri Pankaj Khatri Resident Of 16/12 Civil Lines Kanpur Nagar was the Land Owner/Bhumidhar of Arazi/Plot No. 11 area 0.1800 Hectare and Arazi/Plot No. 10 area 0.2200 Hectare total two Gata's area 0.4000 Hectare situated at Mauza/Village - Kheora Kachhar, Pargana, Tehsil & District-Kanpur Nagar.
- (2) The Land Owner/Bhumidhar of Arazi/Plot No's 11 & 10 total area 0.4000 Hectare transferred the land through two Sale Deeds to and in favour of Realistic Infrastructure Private Limited details of Sale Deed is given hereunder :-
 - (a)- First Sale Deed executed on dated 15.04.2011 by the Land Owner/Bhumidhar Smt. Anuradha Khatri in favour of M/s. Realistic Infrastructure Private Limited in respect of Arazi/Plot No. 11 area 0.1800 Hectare situated at Mauza/Village - Kheora Kachhar, Pargana, Tehsil & District-Kanpur Nagar which has been duly registered in Book No. 01,

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Volume/Jild No. 4845 at pages 209 to 234 Document/Serial No. 1814 on dated 20.04.2011 in the office of Sub-registrar(Jone-2) Kanpur Nagar.

(b)- Second Sale Deed executed on dated 15.04.2011 by the Land Owner/Bhumidhar Smt. Anuradha Khatri in favour of M/s. Realistic Infrastructure Private Limited in respect of Arazi/Plot No. 10 area 0.2200 Hectare situated at Mauza/Village- Kheora Kachhar, Pargana, Tehsil & District-Kanpur Nagar which has been duly registered in Book No. 01, Volume/Jild No. 4847 at pages 321 to 348 Document/Serial No. 1840 on dated 21.04.2011 in the office of Sub-registrar (Jone-2) Kanpur Nagar .

- (3) As per above detailed title deeds M/s. Realistic Infrastructure Private Limited became absolute Owner/Bhumidhar of Arazi/Plot No. 11 area 0.1800 Hectare and Arazi/Plot No. 10 area 0.2200 Hectare total two Gata's area 0.4000 Hectare situated at Mauza/Village - Kheora Kachhar, Pargana, Tehsil & District-Kanpur Nagar. The name of M/s. Realistic Infrastructure Private Limited has been mutated in the revenue record.*
- (4) I have inspected the revenue records, as per revenue record the title of the company M/s. Realistic Infrastructure Private Limited is clear and Sub-registrar (Jone-2)/Sub-Registrar Sadar (Second) Kanpur Nagar has issued non-encumbrance certificate as certified that no any encumbrance is recorded in his office record over property aforesaid.*

In my opinion property aforesaid is free from all encumbrances.

On the above discussion I am of the opinion that M/s. Realistic Infrastructure Private Limited is absolute owner of the property aforesaid, free from all encumbrances and capable of transfer the whole or part of the said property.

The under signed is an advocate practicing in the District Courts Varanasi and have more than 40 years experience of working.


(Uma Shankar Singh)

Advocate

En. No. U.P.00189/1981

स्टाम्प एवं रजिस्ट्रेशन विभाग
उत्तर प्रदेश



निबन्धन कार्यालय, सदर द्वितीय कानपुर नगर

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	2202220900496
आवेदक का नाम	उमा शंकर सिंह एडवोकेट
आवेदक का पता	बेम्बर नं० 84 बनारस बार एसोसिएशन विल्डिंग सिविल कोर्ट वाराणसी
आवेदन तिथि	18-05-2022
मोबाइल	9450014375
घनराशि (रु०)	100

कार्यालय उपनिबंधक सदर द्वितीय कानपुर जनपद कानपुर नगर

आवेदन संख्या :2202220900496

प्रमाण संख्या :22022209000448

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

श्री- उमा शंकर सिंह एडवोकेट पुत्र- स्व० आदित्य नारायण सिंह तहसील कानपुर जिला कानपुर नगर ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/ द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण ग्राम/मोहल्ला - खोरा कछार, वार्ड/परगना- कानपुर सदर, कृषि- रियलिस्टिक इंफ्रास्ट्रक्चर प्राइवेट लि०, आ० नं० 10 रकबा 0.2200हे० व आ० नं० 11 रकबा 0.1800हे० कुल 02 गाटा सम्पूर्ण रकबा 0.4000हे० ग्राम-खोरा कछार,परगना व तहसील कानपुर सदर,जिला-कानपुर नगर चौहद्दी- पूरब-कृषि भूमि आ० सं० 12,पश्चिम-कृषि भूमि आ० सं० 08 व 09,उत्तर-सीमा ग्राम कटरी खोरा,दक्षिण-12.19मीटर रोड, आ० नं० 10 व 11

मैं एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2011 से दिनांक 18/05/2022 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :21-05-2022

1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिये गए संपत्ति के खोरे के आधार पर डूँढ़े 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 जाएगा।
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: **बंशलाल पाल कनिष्ठ सहायक निबन्धन।**
मितान करने वाले निबन्धन लिपिक: **बंशलाल पाल कनिष्ठ सहायक निबन्धन।**

Sanjay
Kumar
Rawat

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Sanjay Kumar Rawat
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उपनिबन्धक सदर द्वितीय
कानपुर नगर