

उत्तर प्रदेश बार कौंसिल परिषद
BAR COUNCIL OF UTTAR PRADESH



Certificate of Practice
[issued under B. C. J. Certificate and place
of Practice (Verification) Rule, 2015]



C.O.P.No. R1-043035 of 2025

This is to certify that
RAHUL SHARMA

D/S/O **SATYA PRAKASH SHARMA**

R/O **H.NO. 53, SOUTH BHOPA ROAD,**

MUZAFFARNAGAR 247771, MOB: 9897326062

P/S

Dated **06/07/2005** is an advocate enrolled in the Bar Council of Uttar Pradesh. His / Her enrolment number is **UP03424/05** dated **06/07/2005** and his / her normal place of practice is **DISTRICT COURT, MUZAFFARNAGAR**

He / She is entitled to cast his / her vote for the election of Bar Council of Uttar Pradesh at **MUZAFFARNAGAR** (Place) and in the elections of Bar Association of **DISTRICT BAR ASSOCIATION, MUZAFFARNAGAR**

(name & place of Bar Association, if applicable).

This certificate of practice is valid for a period of 5 years from the date of its issuance.

Date: **01/11/2025**


(Shiv Kishor Gaur)
Chairman

Dr. Rahul Sharma

L.L.B, M.B.A, M.Phil., Ph.d
Advocate

Chamber no. B -12 Opposite D.M Court,
Collectrate Compound Muzaffarnagar
Distt. Muzaffarnagar (U.P.)

Office: Shop No.2, Opposite Jeewan Prakash
Hospital, South Bhopa Road
New Mandi Muzaffarnagar.
Distt. Muzaffarnagar (U.P.)
Mob. 9897326062
Tel: 9389664133
e-mail: 010 rahulsharma@gmail.com

Dated 20.01.2026

NON ENCUMBRANCE CERTIFICATE

To,
The Director,
VASUNDHARA INFRA BUILD PVT LTD,

Reg: Non Encumbrance Certificate 30 preceding years in the Name of VASUNDHARA INFRA BUILD PVT LTD.

Dear Sir,

I Dr.Rahul Sharma Advocate do hereby certify that the VASUNDHARA INFRA BUILD PRIVATE LIMITED at Vasundhra Residency Parikarma Marg Muzaffarnagar Distt. Muzaffarnagar through Director Shri Amit Kumar Son of Shri Virendra Pal Singh R/O House no.438/28 Mohalla Suman Vihar Civil Lines South Muzaffarnagar Pargana Tehsil Sadar and Distt.Muzaffarnagar.

The immoveable property brief particulars are given in the Schedule of property is clear,marketable and undisputed. I further confirm that the title deed of said property in respect of the title through purchased land.

Land Situated at Village Sujroo Pargana Tehsil Sadar and Distt.Muzaffarnagar.

Sl. no.	Saledeed No.	Dated	Purchased from	Khasra no.	Share of land	Area of Hectares.
01.	1568	31.01.2022	Shri Masooq and Shri Haroon and Shri Mehboob and Shri Mehfooz and Shri Islam Sons of Shri Yusuf and Smt.Aamna wife of Shri Yusuf	2316	2050/3174	0.2050
2.	9700	02.07.2022	Smt.Aamna wife of Shri Yusuf	2316	1962/31740	0.1962
3.	9703	02.07.2022	Smt.Aamna wife of Shri Yusuf	2316	1962/31740	0.1962
4.	17041	01.11.2022	Shri Masooq and Shri Haroon and Shri Islam and Shri Mehboob Sons of Shri Yusuf and Smt.Aamna wife of Shri Yusuf	2316	6830/31740	0.6830

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Advocate

B-12, Collectorate Compound

5.	10129	27.06.2024	Shri Haroon Son of Shri Yusuf	2316	1477/31740	0.1477
6.	10132	27.6.2024	Shri Islam Son of Shri Yusuf	2316	1477/31740	0.1477
7.	10134	27.6.2024	Shri Mehfooz Son of Shri Yusuf	2307 and 2316	1096/9380 and 391/31740	0.1487
8.	10138	27.6.2024	Shri Mehfooz Son of Shri Yusuf	2316	1488/31740	0.1488
9.	10130	27.6.2024	Shri Haroon Son of Shri Yusuf	2316	1478/31740	0.1478
10.	10133	27.6.2024	Shri Islam Son of Shri Yusuf	2316	1478/31740	0.1478
11.	10135	27.6.2024	Shri Masooq Son of Shri Yusuf	2316	1478/31740	0.1478
12.	10136	27.6.2024	Shri Masooq Son of Shri Yusuf	2316	1477/31740	0.1477
13.	10139	27.6.2024	Shri Mehfooz Son of Shri Yusuf	2316	1487/31740	0.1487
					Total Area	2.4081 hectares

Chain of title Khasra no.2307 and 2316.

That before thirty preceding years Shri Yusuf Son of Shri Khuda Bax was owner of sankmarniya bhumidhar land of Khasra no.2307 Total Area 0.9380 hectares and Khasra no.2316 Total Area 3.1740 hectares Situated in Village Sujroo Pargana Tehsil Sadar and Distt.Muzaffarnagar (Certified copy of Khatauni Fasli year 1407 to 1412 attached with report.

After the death of Yusuf, his legal heirs of his land were Shri Masooq and Shri Haroon and Shri Mehboob and Shri Mehfooz and Shri Islam Sons of Late Shri Yusuf and Smt.Aamna wife of Late Shri Yusuf are the owners of land of Khasra no.2307 and 2316 as per Khatauni Entry dated 04.03.2013.

Thereafter Shri Masooq and Shri Haroon and Shri Mehboob and Shri Mehfooz and Shri Islam Sons of Shri Yusuf and Smt.Aamna wife of Shri Yusuf above 2050/31740 share land of Khasra no.2316 Total Area 3.1740 hectares, 2050/31740 Share Area 0.2050 hectares executed a registered Saledeed in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra pal Singh R/O 438/28 Mohalla Suman Vihar Muzaffarnagar On 31.01.2022 through Saledeed no.1568 which is registered in Bahi no.1, Zild no.12757 at pages 265 to 280 at Serial no.1568 in the office of Sub Registrar Muzaffarnagar Distt.Muzaffaragar.

Thereafter Smt.Aamna wife of Shri Yusuf above 1962/31740 share land of Khasra no.2316 Total Area 3.1740 hectares, 1962/31740 Share Area 0.1962 hectares executed a registered Saledeed in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra pal Singh R/O 438/28 Mohalla Suman Vihar Muzaffarnagar

Rahul Sharma
DR. RAHUL SHARMA
 (B.A., LL.M., M.B.A., M.Phil., Ph.D.)
 Advocate

On 02.07.2022 through Saled deed no.9700 which is registered in Bahi no.1, Zild no.13049 at pages 189 to 204 at Serial no.9700 in the office of Sub Registrar Muzaffarnagar Distt.Muzaffaragar.

Thereafter Smt.Aamna wife of Shri Yusuf above 1962/31740 share land of Khasra no.2316 Total Area 3.1740 hectares, 1962/31740 Share Area 0.1962 hectares executed a registered Saled deed in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra pal Singh R/O 438/28 Mohalla Suman Vihar Muzaffarnagar On 02.07.2022 through Saled deed no.9703 which is registered in Bahi no.1, Zild no.13049 at pages 237 to 252 at Serial no.9703 in the office of Sub Registrar Muzaffarnagar Distt.Muzaffaragar.

Thereafter Shri Masooq and Shri Haroon and Shri Islam and Shri Mehboob Sons of Shri Yusuf and Smt.Aamna wife of Shri Yusuf above 6830/31740 share land of Khasra no.2316 Total Area 3.1740 hectares, 6830/31740 Share Area 0.6830 hectares executed a registered Saled deed in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra pal Singh R/O 438/28 Mohalla Suman Vihar Muzaffarnagar On 01.11.2022 through Saled deed no.17041 which is registered in Bahi no.1, Zild no.13311 at pages 279 to 294 at Serial no.17041 in the office of Sub Registrar Muzaffarnagar Distt. Muzaffaragar.

Thereafter Shri Haroon Son of Shri Yusuf above 1477/31740 share land of Khasra no.2316 Total Area 3.1740 hectares, 1477/31740 Share Area 0.1477 hectares executed a registered Saled deed in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra pal Singh R/O 438/28 Mohalla Suman Vihar Muzaffarnagar On 27.06.2024 through Saled deed no.10129 which is registered in Bahi no.1, Zild no.14424 at pages 297 to 312 at Serial no.10129 in the office of Sub Registrar Muzaffarnagar Distt. Muzaffaragar.

Thereafter Shri Islam Son of Shri Yusuf above 1477/31740 share land of Khasra no.2316 Total Area 3.1740 hectares, 1477/31740 Share Area 0.1477 hectares executed a registered Saled deed in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra pal Singh R/O 438/28 Mohalla Suman Vihar Muzaffarnagar On 27.06.2024 through Saled deed no.10132 which is registered in Bahi no.1, Zild no.14424 at pages 345 to 360 at Serial no.10132 in the office of Sub Registrar Muzaffarnagar Distt.Muzaffaragar.

Thereafter Shri Mehfooz Son of Shri Yusuf above 1096/9380 Share land of Khasra no.2307 Total Area 0.9280 hectares and 391/31740 share land of Khasra no.2316 Total Area 3.1740 hectares, 391/31740 Share Area 0.0391 hectares Total Area 0.1487 hectares executed a registered Saled deed in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra pal Singh R/O 438/28 Mohalla Suman Vihar Muzaffarnagar On 27.06.2024 through Saled deed no.10134 which is registered in Bahi no.1, Zild no.14424 at pages 377 to 392 at Serial no.10134 in the office of Sub Registrar Muzaffarnagar Distt.Muzaffaragar.

Thereafter Shri Mehfooz Son of Shri Yusuf above 1488/31740 share land of Khasra no.2316 Total Area 3.1740 hectares, 1488/31740 Share Area 0.1488 hectares executed a registered Saledeed in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra pal Singh R/O 438/28 Mohalla Suman Vihar Muzaffarnagar On 27.06.2024 through Saledeed no.10138 which is registered in Bahi no.1, Zild no.14425 at pages 33 to 48 at Serial no.10138 in the office of Sub Registrar Muzaffarnagar Distt.Muzaffaragar.

Thereafter Shri Haroon Son of Shri Yusuf above 1478/31740 share land of Khasra no.2316 Total Area 3.1740 hectares, 1478/31740 Share Area 0.1478 hectares executed a registered Saledeed in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra pal Singh R/O 438/28 Mohalla Suman Vihar Muzaffarnagar On 27.06.2024 through Saledeed no.10130 which is registered in Bahi no.1, Zild no.14424 at pages 313 to 328 at Serial no.10130 in the office of Sub Registrar Muzaffarnagar Distt.Muzaffaragar.

Thereafter Shri Islam Son of Shri Yusuf above 1478/31740 share land of Khasra no.2316 Total Area 3.1740 hectares, 1478/31740 Share Area 0.1478 hectares executed a registered Saledeed in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra pal Singh R/O 438/28 Mohalla Suman Vihar Muzaffarnagar On 27.06.2024 through Saledeed no.10133 which is registered in Bahi no.1, Zild no.14424 at pages 361 to 376 at Serial no.10133 in the office of Sub Registrar Muzaffarnagar Distt.Muzaffaragar.

Thereafter Shri Masooq Son of Shri Yusuf above 1478/31740 share land of Khasra no.2316 Total Area 3.1740 hectares, 1478/31740 Share Area 0.1478 hectares executed a registered Saledeed in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra pal Singh R/O 438/28 Mohalla Suman Vihar Muzaffarnagar On 27.06.2024 through Saledeed no.10135 which is registered in Bahi no.1, Zild no.14424 at pages 393 to 408 at Serial no.10135 in the office of Sub Registrar Muzaffarnagar Distt.Muzaffaragar.

Thereafter Shri Masooq Son of Shri Yusuf above 1477/31740 share land of Khasra no.2316 Total Area 3.1740 hectares, 1477/31740 Share Area 0.1477 hectares executed a registered Saledeed in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra pal Singh R/O 438/28 Mohalla Suman Vihar Muzaffarnagar On 27.06.2024 through Saledeed no.10136 which is registered in Bahi no.1, Zild no.14425 at pages 01 to 16 at Serial no.10136 in the office of Sub Registrar Muzaffarnagar Distt. Muzaffaragar.

Thereafter Shri Mehfooz Son of Shri Yusuf above 1487/31740 share land of Khasra no.2316 Total Area 3.1740 hectares, 1487/31740 Share Area 0.1487 hectares executed a registered Saledeed in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra pal Singh R/O 438/28 Mohalla Suman Vihar Muzaffarnagar On 27.06.2024 through Saledeed no.10139 which is registered in Bahi no.1, Zild no.14425 at

pages 49 to 64 at Serial no.10139 in the office of Sub Registrar Muzaffarnagar Distt.Muzaffaragar.

Up zila adhikari Sadar Muzaffarnagar Distt.Muzaffarnagar declared land of Khasra no.2307 Total Area 0.9380 hectares and Khasra no.2316 Total Area 3.1740 hectares as non agriculture On 23.12.2024 U/S 80 (2) U.P.Revenue Code 2006 through case no. T802024068515.

Vasundhara Infra Build Private Limited developed a residential Colony **VASUNDHARA SMART CITY PHASE-III'** at Khasra no. 2316 Village Sujroo, Rajwaha Road, Parikarma Marg Muzaffarnagar and Lay-out Plan passed from Muzaffarnagar Vikas Pradhikar Muzaffarnagar On 08.06.2023.

As detailed above chain of title is complete and **Vasundhara Infra Build Private Limited** through Director Shri Amit Kumar is the owner of property detailed in Schedule below.

SCHEDULE OF SALEDEED'S

1. **Original Saledeed no.1568 dated 31.01.2022 which is registered in Bahi no.1, Zild no.12757 at pages 265 to 280 at Serial no.1568** executed by Shri Masooq and Shri Haroon Sons of Late Yusuf and others in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra Pal Singh.
2. **Original Saledeed no.9700 dated 02.07.2022 which is registered in Bahi no.1, Zild no.13049 at pages 189 to 204 at Serial no.9700** executed by Smt.Aamna wife of Yusuf in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra Pal Singh.
3. **Original Saledeed no.9703 dated 02.07.2022 which is registered in Bahi no.1, Zild no.13049 at pages 237 to 252 at Serial no.9700** executed by Smt.Aamna wife of Yusuf in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra Pal Singh.
4. **Original Saledeed no.17041 dated 01.11.2022 which is registered in Bahi no.1, Zild no.13311 at pages 279 to 294 at Serial no.17041** executed by Shri Masooq and Shri Haroon Son of Shri Yusuf and others in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra Pal Singh.
5. **Original Saledeed no.10129 dated 27.06.2024 which is registered in Bahi no.1, Zild no.14424 at pages 297 to 312 at Serial no.10129** executed by Shri Haroon Son of Shri Yusuf in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra Pal Singh.
6. **Original Saledeed no.10132 dated 27.06.2024 which is registered in Bahi no.1, Zild no.14424 at pages 345 to 360 at Serial no.10132** executed by Shri Islam Son of Shri Yusuf in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra Pal Singh.
7. **Original Saledeed no.10134 dated 27.06.2024 which is registered in Bahi no.1, Zild no.14424 at pages 377 to 392 at Serial no.10134** executed by Shri Mehfooz Son of Shri Yusuf in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra Pal Singh.

DR. RAHUL SHARMA

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Advocate

B-12, Collectorate Compound

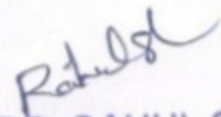
Muzaffarnagar. Mob. 9897326062

8. **Original Saledeed no.10138 dated 27.06.2024 which is registered in Bahi no.1, Zild no.14425 at pages 33 to 48 at Serial no.10138** executed by Shri Mehfooz Son of Shri Yusuf in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra Pal Singh.
9. **Original Saledeed no.10130 dated 27.06.2024 which is registered in Bahi no.1, Zild no.14424 at pages 313 to 328 at Serial no.10130** executed by Shri Haroon Son of Shri Yusuf in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra Pal Singh.
10. **Original Saledeed no.10133 dated 27.06.2024 which is registered in Bahi no.1, Zild no.14424 at pages 361 to 376 at Serial no.10133** executed by Shri Islam Son of Shri Yusuf in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra Pal Singh.
11. **Original Saledeed no.10135 dated 27.06.2024 which is registered in Bahi no.1, Zild no.14424 at pages 393 to 408 at Serial no.10135** executed by Shri Masooq Son of Shri Yusuf in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra Pal Singh.
12. **Original Saledeed no.10136 dated 27.06.2024 which is registered in Bahi no.1, Zild no.14425 at pages 01 to 16 at Serial no.10136** executed by Shri Masooq Son of Shri Yusuf in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra Pal Singh.
13. **Original Saledeed no.10139 dated 27.06.2024 which is registered in Bahi no.1, Zild no.14425 at pages 49 to 64 at Serial no.10139** executed by Shri Islam Son of Shri Yusuf in favour of Vasundhara Infra Build Private Limited through Director Shri Amit Kumar Son of Shri Virendra Pal Singh.

Enclosed:

- (i) Original Search Receipt no.39 dated 20.01.2026 in the year 1985 to 1999.
- (ii) Original Search Receipt no.2026275001780 dated 20.01.2026 in the year 2000 to 2026
- (iii) Photocopy of above Saledeeds.
- (iv) I, **Dr.Rahul Sharma Advocate** have an Experience of more than 20 years in my legal practice.

Dated 20.01.2026


DR. RAHUL SHARMA
(LL.B.,LL.M.,M.B.A., M.Phil., Ph.D.)
Advocate
B-12, Collectorate Compound
Muzaffarnagar, Mob. 9897326062

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप निबंधक सदर प्रथम क्रम संख्या 2026275001
मुजफ्फरनगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 20/01/2026

प्रस्तुतकर्ता या प्रार्थी का नाम डा० राहुल शर्मा एड०

लेख का प्रकार : मुआयना
2000 वर्ष से 2026 तक

प्रतिफल की धनराशि 100

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

**उप-निबंधक प्रथम
मुजफ्फरनगर**

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 20/01/2026

दिनांक जब लेख प्रतिलिपि या तलाश 20/01/2026

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(भाग 1)

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

क्रम-संख्या 39

प्रार्थना-पत्र प्रस्तुत करने का दिनांक 20/01/26

या प्रार्थी का नाम डा० राहुल शर्मा

कार 2026

धनराशि 100

रजिस्ट्रीकरण शुल्क 15

लिपिकरण शुल्क 15

शुल्क या तलाश शुल्क

प्रमाणपत्र के अधिप्रमाणीकरण के लिये शुल्क

भत्ता शुल्क 100

योग

शुल्क भत्ता

का योग 20/01/20

करने का दिनांक

लेख प्रतिलिपि या तलाश प्रमाणपत्र

करने के लिये तैयार किया

अधिकारी के हस्ताक्षर

(भाग 1)

प्रस्तुतकर्ता

प्रमाण-पत्र

निष्पादक

लेख का

प्रतिफल की

प्रार्थना-पत्र

दिनांक जब

प्रमाण-पत्र

रजिस्ट्रीकरण